



TOWN PLANNING

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DEVELOPMENT MANAGEMENT CONSULTING

PROPOSED REZONING, & SUBDIVISION

FOR MISHKE GERBER PTY LTD

ERVEN 4023, 3 ESSEN STREET, GLEN BARRIE
GEORGE MUNICIPALITY & DIVISION



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Annexures

- 1. Power of Attorney**
- 2. Copy of Title Deed**
- 3. Bondholders Consent**
- 4. General Plan**
- 5. Conveyancer certificate**
- 6. Locality plan**
- 7. Zoning plan**
- 8. Subdivision plan**
- 9. Site plan**
- 10. Pre-application**

Aerial images:

<https://gis.elsenburg.com/apps/cfm/#>
<https://gis.george.gov.za/portal/apps/webappviewer/index.html?id=0283eccf869641e0a4362cb099290fca>
<https://www.google.com/earth/>

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PROPOSED REZONING, & SUBDIVISION:
ERF 4023 GEORGE, 3 ESSEN STREET, GLEN BARRIE
GEORGE MUNICIPALITY & DIVISION

1. BACKGROUND INFORMATION

Erf 4023 George is a 2070m² residential property located within the urban edge in a residential neighbourhood, Glen Barrie and is developed with a house and a second dwelling thereon. The proposal entails the rezoning and subdivision of the property to create three group housing erven, which aligns with the property's existing development potential as a Single Residential Zone I-erf.

DMC Town Planning has been appointed to address the necessary land use requirements to enable the desired development of the property. The power of attorney attached as **Annexure 1**.

1.1 PROPERTY DETAILS

The table below includes relevant information regarding Erven 4023 Glen Barrie.

Physical Address	3 Essen Street, Glen Barrie
Size of the property	2070m ²
Owner	Mishke Gerber Pty Ltd
Title Deed	T81308/2024 (Annexure 2)
Bond	Yes, ABSA (Annexure 3)
GP & SG Diagram	8170/68 (Annexure 4)
Zoning	Single Residential Zone I (dwelling house)

The conveyancer's certificate confirms that there are no restrictive conditions that affects this application and is attached as **Annexure 5**.

2. APPLICATION

This land use application in terms of the George Municipality: Land Use Planning By-law (2023) for Erf 4023 George entails the following:

- **Rezoning** in terms of Section 15(2)(a) of said by-law of Erf 4023 George from Single Residential Zone I (dwelling house) to General Residential Zone II (group housing);
- **Subdivision** of Erf 4023 George in terms of Section 15(2)(d) of said by-law into Portion A (±620m²), Portion B (±890m²), and Remainder (560m²);
- **Permanent departure** in terms of Section 15(2)(d) of said by-law for the relaxation of the following building lines for garaging only:

- Portion A: southern side building line from 1.5m to 0.0m for a garage;
 - Portion B: western side building line for 1.5m to 0.0m for a double garage
- **Exempt registration of a private servitude** *abcdefgh* for access and services over Remainder Erf 4023 George and Portion A in favour of Portion A, B & Remainder Erf 4023 George.

3. CONTEXTUAL INFORMANTS

3.1 LOCALITY

Erf 4023 George is a developed residential property located in Essen Street, Glen Barrie. The latter is one of the northern residential areas of George and directly adjoins Heatherlands. The property is located about 150m north of the South African Military Health Service Clinic (SAMHS) and the SAPS Human Resource Development Centre, with Plantation Road and a large private open space, ancillary to these facilities, forming the separation between them. A locality map is attached hereto as **Annexure 6**.

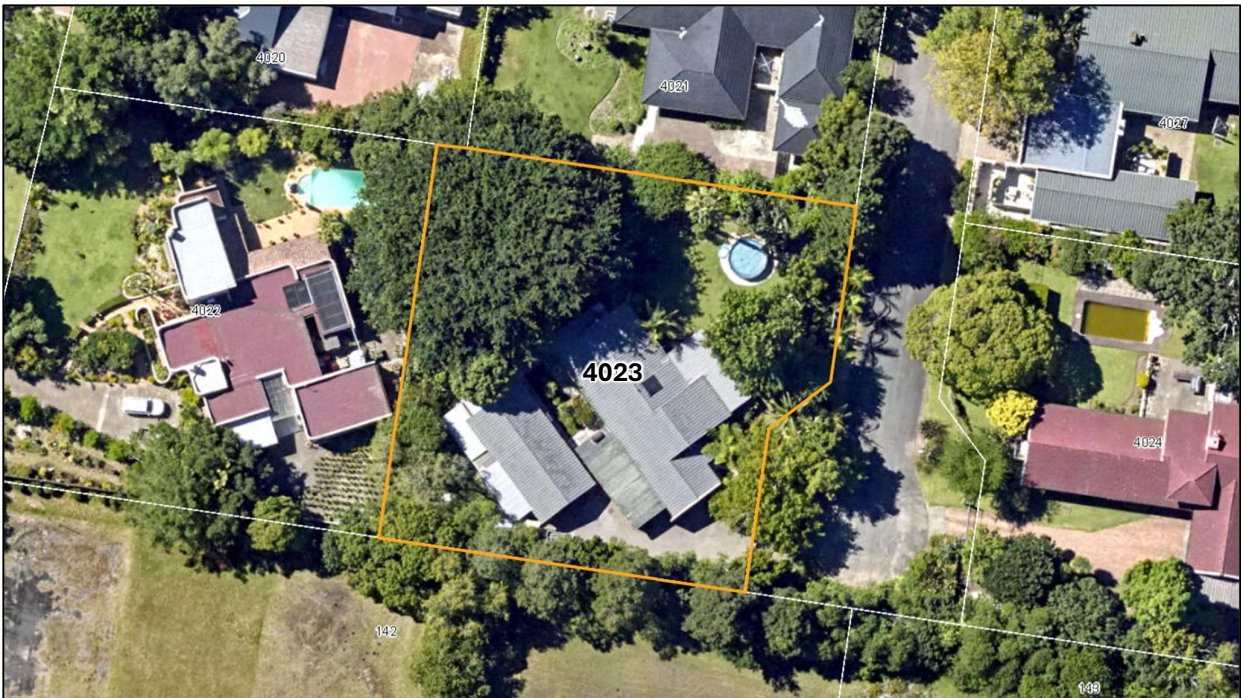
3.2 ZONING

Erf 4023 George is zoned Single Residential Zone I (SRZI) and developed accordingly with a dwelling house and a second dwelling. The property is abutted by other SRZI properties to the north, east, and west and abuts the large private open space (OSZII) of the SAMHS & SAPS to the south. The zoning of the property is proposed to change to General Residential Zone II (group housing) and the land use will remain residential.



3.3 CHARACTER OF THE PROPERTIES

Erf 4023 George is a developed residential property in the Essen Street cul-de-sac in Glen Barrie. The property is 2070m² and has a flat topography. The house and second dwelling are both diagonally positioned on the property and obtains collective access from the cul-de-sac. The property currently has a 5.0m street building line and 3.0m side and rear building lines. Access to the property is in the southern corner of the property from the Essen Street cul-de-sac.



The photo below, taken from the north in Oad Road shows the short cul-de-sac, Essen Street, services only 4 residential erven. This view of Essen Street will not change due to this land use application.



4. DEVELOPMENT PROPOSAL

As stated, Erf 4023 George is a 2070m² single residential property with a dwelling house and a second dwelling unit thereon, reflecting the primary land use rights of this property and most other properties zoned Single Residential Zone I. It is proposed to obtain land use approval for the change from a Single Residential Zone I-property to three General Residential Zone II-properties for three group housing erven. Initially 4 group housing erven were considered by the property owner (see pre-application consultation), but it was decided to proceed with a land use application to create 3 group housing erven.

Portion A will be about 515.21m² and accommodates the existing second dwelling unit. Portion B will be about 604.52m² and is vacant with access through a panhandle as indicated. And afdak in this propose panhandle space is to be removed. The Remainder will be about 950.04m² and will contain the existing dwelling house and double garage. It is proposed to register a servitude right of way over Portion A and the Remainder in favour of all three properties to create a general access for all three properties as well as for services. The vehicular access from Essen Street will be a maximum of 8.0m wide. The zoning plan is attached hereto as **Annexure 7** and the subdivision plan is attached hereto as **Annexure 8**. The following image shows the proposed cadastral boundaries and servitude.



The following photo was taken from the northeastern corner of Erf 4023 George next to Essen Street towards the primary dwelling house with the large wild fig tree visible in the northwestern side of the property (see paragraph 4.1.6 for more detail on the wild fig). The photo below together with the aerial image on the previous page shows the architecture to be reflected for this group housing development. Portion A is hidden behind the existing primary dwelling and Portion B will be in the space of the wild fig tree.



To support and motivate the proposed development, we include site specific considerations. Section 22 (2) of SPLUMA does provide for a Municipal Planning Tribunal (or any other authority that makes land development decisions) to consider site specific considerations for a development proposal. We however do not regard this proposal as being in conflict with the George Municipality Municipal Spatial Development Framework (GMSDF) as elaborated in the paragraphs to follow.

4.1 SITE SPECIFIC CONSIDERATIONS

4.1.1 CONSISTENCY WITH THE EXISTING DEVELOPMENT RIGHTS

As Erf 4023 George is larger than 1200m², the zoning scheme by-law already makes the development of a third dwelling unit on the property possible through a consent use application.

Land use description: “third dwelling” means a dwelling unit that may be erected on single residential zoned land with the consent of the Municipality, in addition to a primary dwelling house, provided that such third dwelling –

- (a) may be a separate structure or attached to an outbuilding or may be contained in the same structure as the dwelling house;
- (b) remains on the same land unit as the dwelling house and shall not be alienated separately;
- (c) all habitable rooms in a third dwelling unit must be interleading; and
- (d) is only be permitted –
 - i. in areas designated for land use intensification; or
 - ii. residential densification; or
 - iii. on properties of at least 1200m² in extent.

The proposed development therefore does not introduce a new level of intensity or density beyond what is already possible. The key distinction between the current zoning rights and this proposal is that under current rights, a maximum of three dwellings may be erected, but all would remain under single ownership, placing the maintenance and financial responsibility on one owner. Under the proposal, each unit will be separately owned, with individual homeowners assuming responsibility for the maintenance of their respective units and even easing the financial load on the respective owners.

The proposal is not in conflict with the established character of the area. All surrounding properties exceed 1200m² in extent and are, in terms of existing zoning rights, could erect a third dwelling unit. The development of three residential units on a site of 2070m² is therefore entirely consistent with the prevailing development potential of the neighbourhood.

Furthermore, the proposal directly supports the principle of responsible infill development within the urban edge, making more efficient use of urban land while maintaining compatibility with surrounding residential form and scale.

4.1.2 CONSISTENCY WITH THE EXISTING BUILDING LINES

According to the zoning scheme, the proposed group housing site should have a 3.0m perimeter building line on its street boundaries and a 1.5m permitted building line on its side and rear boundaries. In this case, it is proposed that the entire site perimeter be subject to a 3.0m building line to ensure that the same building line is complied with which applies if the zoning did not change. The 3m building line is applied to the dwelling units (one new to be created) but a 0.0m building line is proposed for two new garages.

As can be seen on the site plan provided by the architectural professional (**Annexure 9**), a new single garage is proposed for Portion A along the southern boundary. For Portion B a new double garage is proposed to be up to the western rear boundary. This is in line with what is possible for Single Residential Zone I properties without any land use application process. Considering the extent of Erf 4023 George, garaging for 6 vehicles is possible. Considering what exist at present on the property, these additional two garages (one single and one double) can be constructed following building plan approval considering the current zoning of the property. It is therefore not out of character for the area.

It can be noted that part of the dwelling house on Erf 4022 George, the western neighbour, is significantly closer than 3.0m from the shared boundary. The development outcome will then be contextually appropriate. Also, on the eastern street boundary a distance of more than 3.0m is maintained except for the corner of an existing braai which is about 4.8m from the street boundary. Nothing is to be added closer to Essen Street.

This site-specific consideration will ensure a consistent buffer between the proposed group housing units and the surrounding dwelling houses, mitigate potential concerns regarding perceptions of densification. See the plan provided by the architectural professional (**Annexure 9**) regarding the placement of structures. It shows the consideration of building lines as described above. Also note the aerial image to follow showing the current building lines to be maintained except for the garages as described above.



4.1.3 CONSISTENCY WITH THE EXISTING STREETScape AND CHARACTER

The existing dwelling house and second dwelling unit will each become the group housing unit on the proposed Portion A and the Remainder. This means that the only new development under this application will take place on Portion B, which is located to the rear of the property and does not form part of the current streetscape along Essen Street. It will therefore not alter the existing street character of the area in any perceptible manner. The dwelling unit proposed for Portion B will be $\pm 24.8\text{m}$ from the street boundary, out of sight.

The change in zoning will be the only noticeable factor of the proposed application and will only be noticeable on the municipal zoning map and not physically in the streetscape. The retention of the existing combined access point will further ensure continuity of the current street-facing appearance of the property. Erf 4023 George does have an existing second access point in the northeastern corner of the property which is not used daily. It is proposed to retain this access point as it creates another entry/exit point for safety, emergency services, removing garden refuse and is also convenient to provide additional space for visitors if ever needed. As it is existing, it is part of the current character and streetscape.

The following photo was taken from Essen Street (from the southeast) towards Erf 4023 George showing the access to the proposed three group housing erven.



The photo to follow was taken from the northeast towards Erf 4023 George showing the existing garden access (second gate) to be retained as described elsewhere in this report.

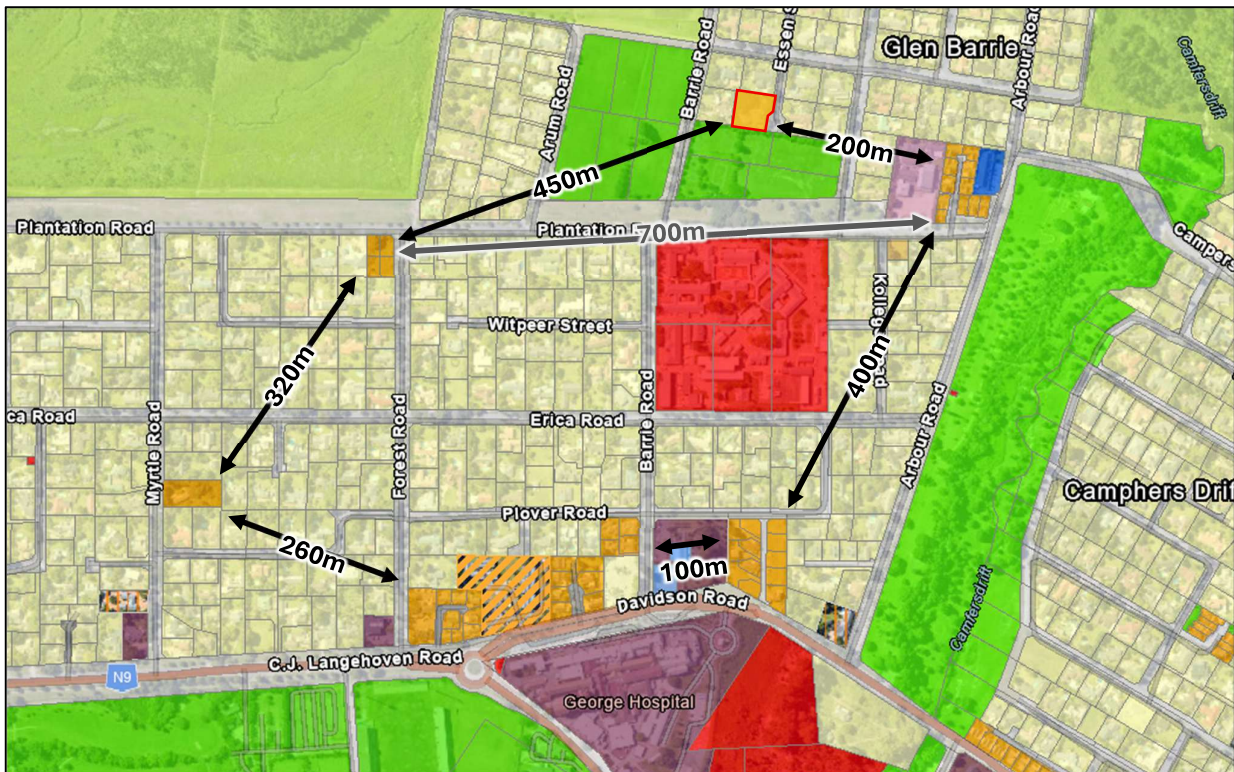


4.1.4 CONSISTENCY WITH THE EXISTING GROUP HOUSING PATTERN

The proposed group housing development will form part of the existing network of group housing already established within the greater northern neighbourhoods. In a 500m radius area, there are already at least seven group housing developments, as well as one block of apartments, all of which contribute to a dispersed group housing pattern in the area. These existing developments are generally spaced no average 350m apart, creating a scattered but recognisable settlement form.

The proposed development will be positioned right between two existing group housing schemes located about 700m apart with Erf 4023 George located about midway between the two (200m west of one and 450m to east of the other).

The proposal will reinforce and integrate with the established pattern of group housing in the area, rather than introducing an isolated or unrelated form of development. It will also contribute to the diversification of residential typologies within the neighbourhood. The image below illustrates the existing group housing character and demonstrates how Erf 4023 George will align with and further complement this pattern, thereby in a way improving its uniformity.



Also note that 510m to the north at the end of Stinkhout Street another General Residential Zone II (group housing) development is located with 10 units on $\pm 4488\text{m}^2$ equating to approximately 22.28 dwelling units per hectare. See the locality image to the right.



4.1.5 CONSISTENCY WITH THE OBJECTIVE FOR GENERAL RESIDENTIAL ZONE II

It is important to note the support from the objective for General Residential Zone II, namely:

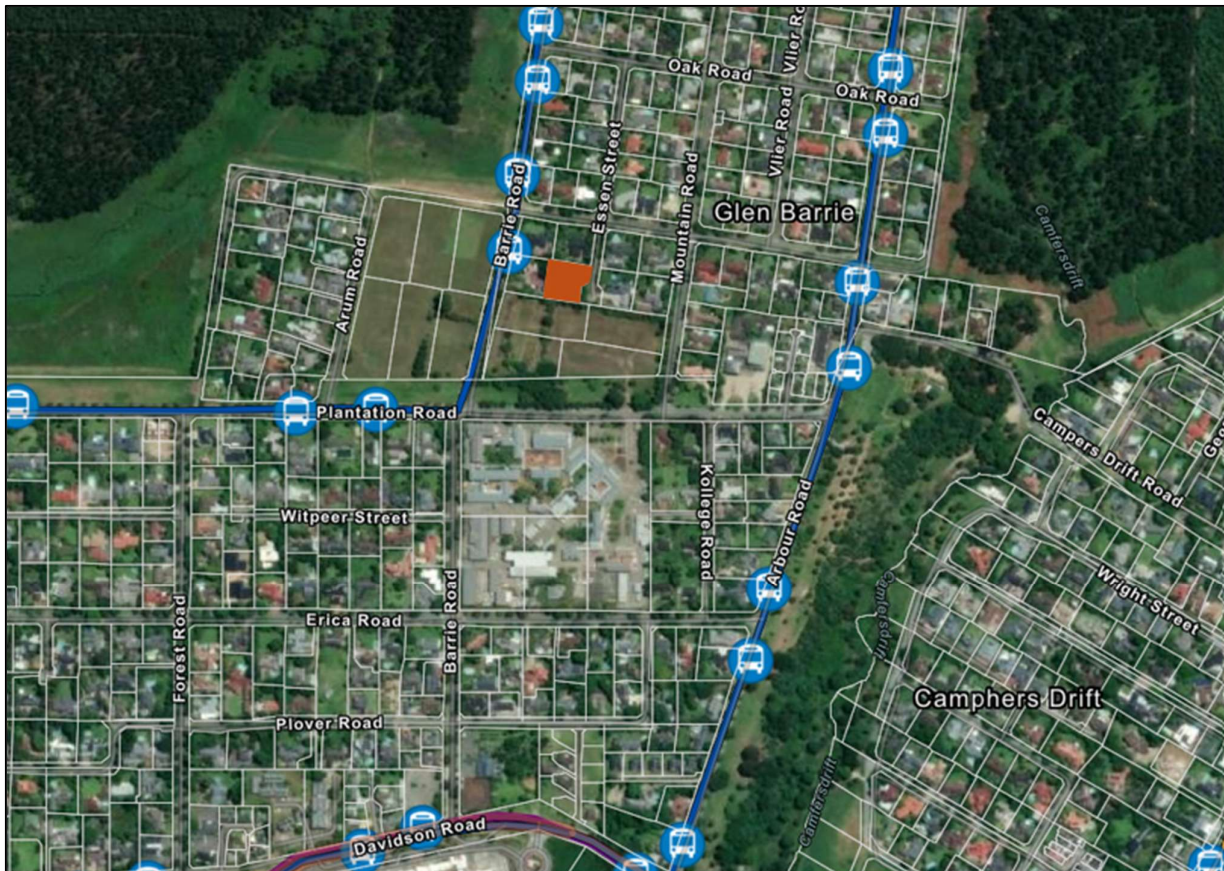
The objective of this zone is to encourage residential development of a medium density, with a coordinated design, and to accommodate group housing where special attention is given to aesthetics, architectural form, functional open space and the inter-relationship between components of the group housing scheme. Group housing may be located in single residential areas in places where an increased density is desirable, including along main roads, near local shopping centres and other activity nodes, and also preferably near to public open spaces.

Erf 4023 George is located in a single residential area with the development density 14.49 dwelling units per hectare being a medium to low density, compatible with the density character of the surrounding neighbourhoods. Each group housing erf will have ample outdoor living space and therefore functional open space with a short walking distance to open spaces, including the Outeniqua Mountains frequented by runners, walkers and cyclists. Plantation Road and Arbour Road are important connector roads linking Glen Barrie to CJ Langenhoven Road, Davidson Road, York Street and Courtenay Street.

The property is further within $\pm 500\text{m}$ from a neighbourhood centre (Business Zone I – Red River Centre) with a vibrant coffee shop and medical services. Opposite this centre on Arbour Road, Ground Zero is located. It is an outdoor activity centre for especially mountain biking and a gathering point for people going onto the mountain trails together.

Erf 4023 George is also about 230m from 2 bus stops of GoGeorge. The walkability of the proposed three group housing erven is excellent considering public open spaces, activity nodes, community activities and services as well as public transport.

Below is an extract from the *Public GIS* indicating the bus route and bus stops close to the subject property.



4.1.6 FURTHER SITE-SPECIFIC CONSIDERATIONS

- The layout or shape of the three group housing erven with the dwelling units does not follow the expected 'cookie cutter' form generally found with group housing developments. It follows the 'unpredictable' pattern of the placement of dwellings on single residential properties. Two of the three proposed units are existing dwelling units with the third to be positioned in the northwestern section of the property away from the public street. When looking at the broader neighbourhood, dwelling houses are positioned differently, not always parallel with property boundaries.
- The topography of the property is suitable for the proposed development as the property is level. No cut and fill are needed as normally found on properties with a sloping topography.

- As only one additional dwelling unit is proposed, no dramatic impact on additional engineering services provision is expected.
- The property imposes no environmental constraints such as watercourses for the proposed rezoning and subdivision. The large, mature Ficus tree, believed to be a wild fig, is not locally indigenous. It is from KwaZulu Natal according to our understanding. Nothing grows under this tree, which is a large area on this property. Therefore, this tree will be removed and replaced by locally indigenous trees and shrubs in the garden of the proposed third group housing property.
- The existing access serving the property will be used for vehicular access to all three group housing erven. There is no need to create a new point of access. It should be noted that a vehicular access exists in the northeastern corner of the property which will be retained as described earlier in this report.
- Stormwater management can still be addressed successfully through water tanks and as there are more than ample permeable surfaces (e.g. grass) to be retained for the three erven.

4.1. FURTHER CONSIDERATIONS

4.4.1. PRE-APPLICATION CONSULTATION

The pre-application is attached hereto as **Annexure 10** and is discussed in the table to follow.

INTERNAL DEPARTMENT COMMENT	RESPONSE
TOWN PLANNING	
Speculative future plans involving the surrounding nationally owned properties shall not be considered valid grounds for motivation.	Noted. This is however not a speculative comment or suggestion. Considering the objective for group housing, if this land is ever developed, it would probably be with what we know now as group housing with supporting non-residential land uses. Considering what land could be used for in future within its urban context, is known as forward planning, a term which has largely been replaced in town planning jargon by spatial planning. The design of Essen Street as cul-de-sac is also done in such a way that it can provide access to the properties located towards it south.
Application will be sent to the Tree Committee for comments. All trees to be indicated on the plan (to illustrate the type of tree and which once are proposed to be removed).	Noted. The wild fig tree located on the property is not locally indigenous and not protected. It will be replaced by locally indigenous trees.
Site layout plan to indicate access, parking, manoeuvrability etc.	See site plan attached hereto as Annexure 9 .

To apply for building line relaxations where applicable.	None required.
To assess the nature and character of the area and the extent to which they influence the broader environment.	Noted. See especially the discussion of site-specific considerations in this report.
Need to address compliance with MSDF, SPLUMA, Zoning Scheme, etc.	Noted. See the relevant paragraphs of this report.
CES (CIVIL ENGINEERING SERVICES)	
To discuss with CES.	The proposal was discussed. Comment to be obtained during the internal circulation phase.
ETS (ELECTROTECHNICAL SERVICES)	
DC's applicable.	Noted.

4.4.2. MUNICIPAL ENGINEERING SERVICES & ACCESS

The municipal engineering services currently provided will be expanded as necessary to accommodate the development of 3 GRZII properties (1 new residential unit). One shared access to these 3 properties will be via the existing access in the southern corner of the property from Essen Street. A servitude area of access and services will be registered over Portion A and the Remainder in favour of all three properties. The refuse area will also be provided in the southernmost corner.

As mentioned earlier in this report, there is an existing access to Essen Street in the northeastern corner of the property which is proposed to be retained as it provides easy access for garden purposes.

We have also indicated earlier the easy accessibility of this property to bus stops and a *GoGeorge*-route.

4.4.3. PUBLIC INTEREST

The public interest associated with this application is limited to the immediately abutting SRZI properties to the north and west (4020, 4021, and 4022). The properties across the cul-de-sac cannot be adversely affected in our opinion, as the proposed subdivision into three GRZII erven would, in effect, generate only about two additional vehicle trips within this short, about 90m cul-de-sac.

To further mitigate potential concerns from adjoining neighbours, a 3.0m building line is proposed along the entire perimeter except for the proposed new double and single garage as described earlier in this report. This will secure a minimum separation distance of 6.0m between the new dwelling on Portion B and the existing neighbouring houses (and their developability up to their 3.0m building lines), thereby addressing possible issues of views, privacy, overlooking and overshadowing.

Importantly, the proposal remains consistent with the development parameters of the SRZI zoning (permitting a dwelling house, a second dwelling, and a third dwelling as a consent use). It does not introduce an unusual or out-of-character form of development but rather reflects what is already permissible on the site in terms of density, building lines, and access with the sole difference being in ownership potential.

4.4.4. ENVIRONMENTAL & HERITAGE CONSIDERATIONS

The property is wholly within the urban edge an established residential neighbourhood, of Glen Barrie. No environmental issues such as watercourses affect this proposal. The presence of a wild fig has already been discussed earlier in this report.

The house was built between 1974 and 1980, is not older than 60 years, and is not protected in terms of the National Heritage Resources Act of 1999.

5. NEED & DESIRABILITY

Need

Need depends on the nature of the proposal and is guided by the principle of sustainability. This land use report demonstrates that the proposed development of Erf 4023 George is responsive to the properties' specific locality in the urban edge and existing development potential (a third dwelling with consent use). The proposed rezoning will not negatively impact surrounding properties, the visual landscape, or the natural environment as discussed earlier in this report. Furthermore, the proposal fulfils the property owner's goal of being able to sell the two newly proposed portions to new owners and thereby providing two new residential and ownership opportunities within the urban edge of George.

Desirability

Desirability from a planning perspective, is defined as the degree of acceptability of a proposed development on a property. The relevant factors include the physical characteristics of the properties, existing planning in the area, character of the area, the locality and accessibility of the properties as well as the provision of services.

Physical characteristics of the properties

The proposed development will not change the character of the property as discussed earlier in this report. The proposed development is based on the physical character and potential of the property in terms of its developability.

Existing planning in the area

As indicated later in this land use report, this land use application is not found to be in line with the George Municipal Spatial Development Framework (GMSDF).

Character of the area

This land use application will not negatively affect the character of the area as shown earlier in this report. It will remain within the residential character and the spatial objectives for the area. The proposed design specifically considers the character of the area and the existing development pattern.

Provision of services

Existing municipal infrastructure is to be provided with minimum upgrading expected. The existing access is to be retained for the three erven, and a refuse area will also be provided here. A servitude area for access and services will be register as indicated on the proposed subdivision plan attached to this report, as discussed earlier.

Economic impact

This land use application will have no expected negative economic impact as technically only one new residential opportunity is provided. New employment opportunities will be created, some short term, some permanent. Our construction economy will be supported, and additional paying ratepayers will be created for the Municipality.

Direct impact on surrounding properties

No neighbours are expected to be impacted on negatively as discussed throughout this report. The position of the new dwelling unit considers the neighbours through building lines and as a single storey structure is proposed.

It is our view that the need and desirability of the proposed rezoning and subdivision of Erf 4023 George, shows no negative impacts.

6. LEGISLATION & POLICIES

The criteria for the consideration of land use applications as per the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SLPUMA), the Western Cape Land Use Planning Act, (Act 3 of 2014) (LUPA) and the George Municipality: By-law on Municipal Land Use Planning (2023) builds on each other. SLPUMA introduced legislative and procedural changes to the management of land use planning in South Africa. The Western Cape Province followed with LUPA and thereafter George Municipality with the Municipal Land Use Planning By-law (2023). What is relevant to this land use application is discussed in the paragraphs to follow.

6.1. SPATIAL PLANNING & LAND USE MANAGEMENT ACT, 2013 (SPLUMA)

Section 7 of this Act sets out the five development principles that are applicable to spatial planning, land development and land use management and section 42 of SPLUMA then refers to the factors that must be considered by a municipal tribunal when considering a land use planning application, which include but are not limited to:

- Five SPLUMA development principles;
- Public interest;
- Constitutional transformation;
- Respective rights and obligations of all those affected;
- State and impact of engineering services, social infrastructure and open space requirements;
- Compliance with environmental legislation.

Relevant aspects not addressed in the earlier paragraphs of this land use report, are addressed below:

6.1.1. FIVE DEVELOPMENT PRINCIPLES

The five development principles of SPLUMA, namely spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration are not all directly relevant to this land use application.

Spatial justice as described in Section 7(a) of SPLUMA is not fully relevant to this land use application.

Spatial sustainability as described in Section 7(b) of SPLUMA is relevant as follows:

- The proposed development holds no expected negative environmental impact.
- The effective and equitable functioning of land markets are not negatively affected by this application but supported. An additional residential opportunity will directly contribute to the local economy and new ownership opportunities will be created within the current urban edge.
- No negative impacts are expected on surrounding properties.
- Land within the urban edge will be optimally utilised.

Efficiency as described in Section 7(c) of SPLUMA is relevant as it can be stated that the property is being developed more efficiently without compromising the character of the area.

Spatial resilience as described in Section 7(d) of SPLUMA is not fully relevant to this land use application.

Good Administration as described in Section 7(e) of SPLUMA indicates the responsibilities of all involved in any land use matter.

The paragraphs above show that the land use application for Erf 4023 George supports the relevant development principles of SPLUMA.

6.2. WESTERN CAPE LAND USE PLANNING ACT, 2014 (LUPA)

LUPA requires that local municipalities consider the following when deciding on land use applications:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59) which is an expansion of the five development principles of SPLUMA;
- Desirability of the proposed land use; and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.

The land use planning principles expands on the five development principles of SPLUMA and desirability which is discussed in foregoing paragraphs. Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application for Erf 4023 George, no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

6.3. GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW, 2023

The general criteria for the consideration of applications in terms of this By-law are included in Section 65 which, inter alia, includes:

- Desirability of the proposed utilisation of land;
- Impact of the proposed development on municipal engineering services;
- Integrated development plan, including the municipal spatial development framework, the applicable local spatial development framework and/or local structure plans;
- Relevant municipal policies;
- Western Cape Provincial Spatial Development Framework;
- Section 42 of SPLUMA (public interest, constitutionality);
- Land use planning principles transposed from LUPA; and
- Provisions of the applicable zoning scheme.

The above is addressed elsewhere in this land use report as relevant.

6.4. GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2023 (GIZS)

Erf 4023 George is currently zoned Single Residential Zone I (SRZI) and developed with a dwelling house including a second dwelling unit. A 5.0m street building line applies and 3.0m for the side and rear building lines. Following the proposed rezoning to General Residential Zone II (group housing) and the subdivision of the property to create three erven, the group housing site will be subject to a 3.0m street building line and 1.5 side and rear building lines along its perimeter. The internal boundaries will have 0.0m building lines.

To not impose on the character of the area and respecting neighbouring properties, it is proposed to retain a distance of 3.0m along the perimeter of the group housing site, in lieu of 1.5m. As indicated earlier in this report, the proposed new garages will however be positioned up to the boundaries as described which is possible considering the present zoning.

A distance greater than 3.0m will also be maintained along the street boundary. Only a corner of the existing dwelling house is $\pm 4.8\text{m}$ from the street boundary. In the time when this dwelling house was constructed the former Section 7 Zoning Scheme Regulations for George (1977) applied. The street building line for single residential erven was then 4.5m. This wider building lines than what is possible for group housing erven, provides additional separation to prevent any possible unfounded perception of overcrowding, and demonstrates sensitivity to the surrounding neighbours.

As conveyed earlier in this report, a third dwelling unit is possible for this property as consent use, as it exceeds $1\,200\text{m}^2$ in size. The key difference with the current proposal is that, by developing the site as group housing, each unit may be sold to individual owners, whereas second and third dwellings cannot be sold separately. The residential density remains the same at 14.49 dwelling units per hectare whether a third dwelling unit is developed as consent use or three group housing erven are created. The maximum density for group housing is 35 dwelling units per hectare. The density proposed for Erf 4023 George protects the residential character of the neighbourhood.

Height as prescribed by the applicable development parameters is not impacted on as the existing dwelling units are single storey structures and the proposed third group housing unit will also be single storey. The wall plate height of 6.5m from NGL and the ridge height of 8.5m from NGL will not be affected.

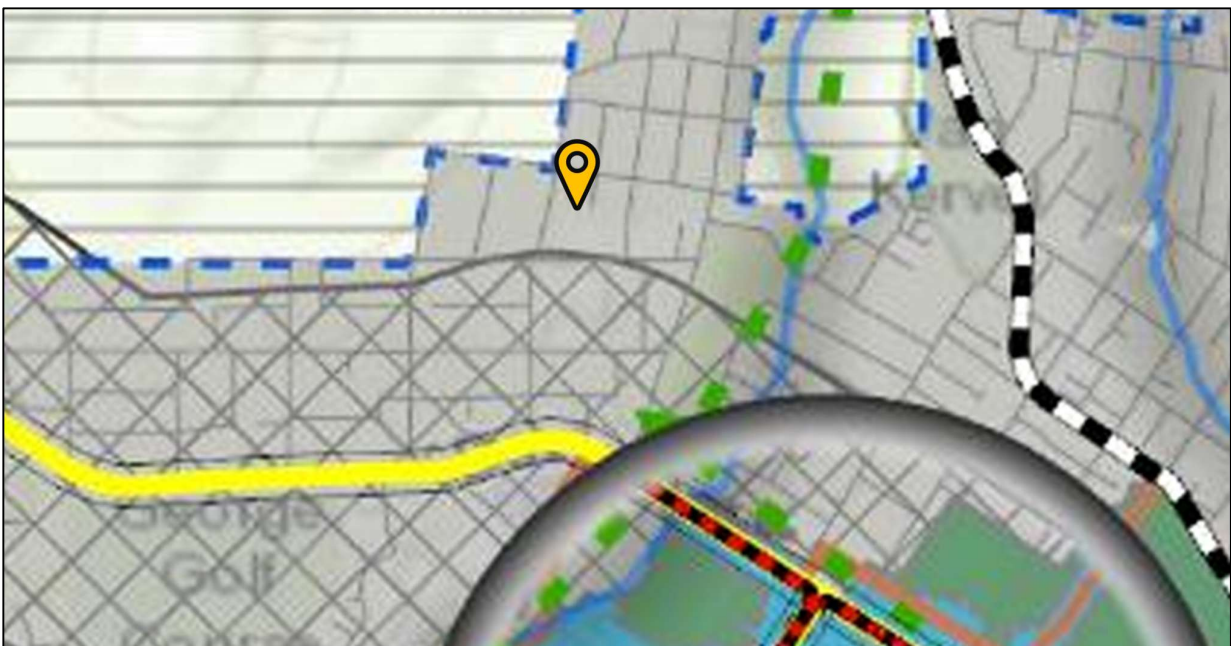
The site plan provided by the architectural professional indicates that each of the group housing property will have ample outdoor living space. For Portion A $\pm 145\text{m}^2$ private open space is provided, for Portion B $\pm 224\text{m}^2$ and for the Remainder $\pm 470\text{m}^2$. Then, as shown earlier in this report, the subject properties are within walking distance of numerous public open spaces including the Outeniqua Mountains.

Regarding the provision of parking, the zoning by-law states that 2 parking bays per group housing unit must be provided of which 0.25 is for visitors. Each proposed group housing unit has space for at least two vehicles.

Following land use approval, the required architectural guidelines and constitution for the homeowners' association will be submitted with the final site development plan as per standard procedure. The architecture of all dwellings will follow that of the existing dwelling house – see the photo include on p. 7 of this report.

6.5. GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023)

Erf 4023 George is not addressed specifically in the GMSDF. The property is in a residential neighbourhood and is located 600m north of CJ Langenhoven and 100m outside the densification zone. See the extract from the GMSDF below.



The property is walking distance from the several public transport amenities as also indicated earlier in this report, making it directly supportive of the MSDF and the greater spatial objectives for George.

The proposed rezoning of the subject properties directly supports Spatial Element 1b and Policy 4.5.3.2 C2 (Compact Growth Absorption) of the MSDF by proposing low-medium density residential development and infill development within the urban edge in the CBD.

This land use application and the nature thereof is found to be consistent with the GMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).



7. CONCLUDING

Obtaining approval for the development of Erven 4023 George enabling the creation of 3 group housing erven, is proposed in a sensible manner while supporting the spatial objectives and maintaining the character of the direct area.


Based on the considerations discussed in this land use report, we are of the opinion that this application complies with all relevant planning legislation. It supports the intended spatial objectives for the area, holds no environmental conflicts, and offers an efficient use of developed urban space through infill development.



MARLIZE DE BRUYN Pr. Pln

SEPTEMBER 2025

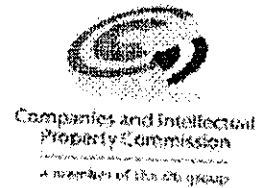
I, **Ryno Gerber** (██████████), the only director of *Mishke Gerber (Pty) Ltd* (2022/583214/07), the registered owner of Erf 4023 George Municipality & Division hereby authorises *Marlize de Bruyn* and *Denise Janse van Rensburg* from *DMC Town Planning* to submit the required land use application in terms of Section 15(2) of George Municipality: Land Use Planning By-law (2023) for the property.

Signed at George on 22 August 2025


R Gerber

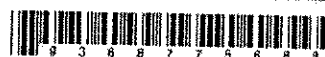
Witness .

**Certificate Issued by the Companies and Intellectual Property Commission
on Tuesday, July 05, 2022 01:06
Registration Certificate**



Registration number	2022 / 583214 / 07
Enterprise name	MISHKE GERBER (PTY) LTD
Enterprise shortened name	NOT APPLICABLE
Enterprise translated name	NOT APPLICABLE
Registration date	05/07/2022
Business start date	05/07/2022
Enterprise type	PRIVATE COMPANY
Enterprise status	IN BUSINESS
Financial year end	FEBRUARY
Type of MOI	STANDARD (COR15.1A)
Main business/main object	BUSINESS ACTIVITIES NOT RESTRICTED.
Postal address	7 DONERAILE STREET DONERAILEHOUSE GEORGE CENTRAL WESTERN CAPE 6529
Address of registered office	7 DONERAILE STREET DONERAILEHOUSE GEORGE CENTRAL WESTERN CAPE 6529

The Companies and Intellectual Property Commission of South Africa
P.O. Box 429, Pretoria, 0001, Republic of South Africa
Docex 256, Pretoria
Contact centre 086 100 2472
www.cipc.co.za



Certificate issued by the Companies and Intellectual Property Commission
on Tuesday, July 05, 2022
Registration Certificate



Companies and Intellectual
Property Commission
A member of the SAG group

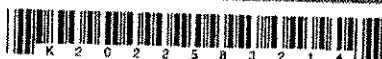
Registration number 2022/583214/07
Enterprise name MISHKE GERBER (PTY) LTD

Auditors

Directors

Surname and first names	Status	ID number or date of birth	Director type	Appointment date	Addresses
GERBER, RYNO	ACTIVE	[REDACTED]	DIRECTOR	05/07/2022	Postal 7 DONERAILE STREET, DONERAILEHOUSE, GEORGE CENTRAL, WESTERN CAPE, 6529 Residential 7 DONERAILE STREET, DONERAILEHOUSE, GEORGE CENTRAL, WESTERN CAPE, 6529

The Companies and Intellectual Property Commission of South Africa
P.O. Box 429, Pretoria, 0001, Republic of South Africa
Docex 256, Pretoria
Contact centre 086 100 2472
www.cipc.co.za



Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Tuesday, July 5, 2022 at 12:36



Companies and Intellectual
Property Commission
a member of the dti group

Notice of Incorporation

COR 14.1

Registration Number: K2022563214
Enterprise Name: MISHKE GERBER



Tracking Number: 9368775688



Customer Code: NICJOV

INCORPORATOR DETAILS

Full Name: GERBER RYNO

Identity / Registration No:

Postal Address:

7 DONERAILE STREET, DONERAILEHOUSE, GEORGE CENTRAL, WESTERN CAPE, 6529

1. The incorporators have incorporated a juristic person to be registered as a:

Private Company

2. The incorporation of the company is to take effect on:

05 July 2022

3. The company's first financial year will end on:

February

4. The company's registered office address is:

Postal Address

7 DONERAILE STREET,
DONERAILEHOUSE, GEORGE
CENTRAL, WESTERN CAPE, 6529

Physical Address

7 DONERAILE STREET,
DONERAILEHOUSE, GEORGE
CENTRAL, WESTERN CAPE, 6529

5. Number of initial director(s) of the company as listed in Annexure A

1

6. The company name is:

MISHKE GERBER

7. The company's Memorandum of Incorporation, attached in form CoR 14.1
has no provisions of the type contemplated in section 15(2)(b) or (c).

I declare that the information in this application is true. If I am not the Applicant, I declare that
the Applicant has authorised me to make this application.

Signature

Date

05/07/2022

**Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Tuesday, July 5, 2022 at 12:36**



Companies and Intellectual
Property Commission
a member of the dti group

Notice of Incorporation

COR 14.1A

Registration Number: K2022583214
Enterprise Name: MISHKE GERBER



Tracking Number: 9368775688



Customer Code: NICJOV

INITIAL DIRECTOR DETAILS

Full Name	Occupation	ID Number / Date of Birth & Country	Appoint. Date	Cellphone Number	Address
GERBER, RYNO		 South Africa	05/07/2022		Postal: 7 DONERAILE STREET, DONERAILEHOUSE, GEORGE CENTRAL, WESTERN CAPE, 6529 Residential: 7 DONERAILE STREET, DONERAILEHOUSE, GEORGE CENTRAL, WESTERN

*The incorporators confirm that each person named above has consented to being
appointed in terms of section 66(7)(b) as a director of the company, whose Memorandum
of Incorporation is attached.*

This form is prescribed by the Minister of Trade and Industry in terms of section 223 of the Companies Act,
2008 (Act No. 71 of 2008).



Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Tuesday, July 5, 2022 at 12:36



Companies and Intellectual
Property Commission
a member of the dti group

COR14.3: Registration Certificate

Registration Number: 2022 / 583214 / 07
Enterprise Name: MISHKE GERBER

ENTERPRISE INFORMATION

Registration Number: 2022 / 583214 / 07
Enterprise Name: MISHKE GERBER
Registration Date: 05/07/2022
Business Start Date: 05/07/2022
Enterprise Type: Private Company
Enterprise Status: In Business
Financial Year End: February
TAX Number: 9743568181

Addresses

POSTAL ADDRESS

7 DONERAILE STREET
DONERAILEHOUSE
GEORGE CENTRAL
WESTERN CAPE
6529

ADDRESS OF REGISTERED OFFICE

7 DONERAILE STREET
DONERAILEHOUSE
GEORGE CENTRAL
WESTERN CAPE
6529

ACTIVE MEMBERS / DIRECTORS

Surname and First Names	Type	ID Number / Date of Birth	Appointment Date	Addresses
GERBER, RYNO	Director	[REDACTED]	05/07/2022	Postal: 7 DONERAILE STREET, DONERAILEHOUSE, GEORGE CENTRAL, WESTERN CAPE, 6529 Residential: 7 DONERAILE STREET, DONERAILEHOUSE, GEORGE CENTRAL, WESTERN CAPE, 6529

Page 1 of 1

Physical Address
the dti Campus - Block F
77 Meintjies Street
Sunnyside 0001

Postal Address: Companies
P O Box 429
Pretoria
0001

Docex: 256
Web: www.cipc.co.za
Contact Centre: 086 100 2472 (CIPC)
Contact Centre (International): +27 12 394 9573





**Companies and Intellectual
Property Commission**
a member of the dti group

COR 15.1A

Registration Number: K2022583214
Enterprise Name: MISHKE GERBER



Tracking Number: 9368775688



Customer Code: NICJOV

which is a private company, has at least 1 directors(s), 1 incorporators and 0 alternate director(s), is authorised to issue no more than 1 000.00 share(s) of a single class of shares as described in Article 2, and is referred to in the rest of this Memorandum of Incorporation as "the Company".

In this Memorandum of Incorporation -

- a) a reference to a section by number refers to the corresponding section of the Companies Act 2008;
b) words that are defined in the Companies Act, 2008 bear the same meaning in this Memorandum as in that Act.

Adoption of Memorandum of Incorporation

This Memorandum of Incorporation was adopted by the incorporators of the Company, in accordance with section 13 (1), as evidenced by the following signatures made by each of them, or on their behalf.

Full Name of Incorporator	ID or Passport Number	Cellphone Number	Email Address	Address
---------------------------	-----------------------	------------------	---------------	---------

GERSER, RYNO

Postat: 7 DONERAILE STREET,
DONERAILEHOUSE, GEORGE
CENTRAL, WESTERN CAPE, 6529

Residential: 7 DONERAILE STREET,
DONERAILEHOUSE, GEORGE
CENTRAL, WESTERN CAPE, 6529

Signature

Date _____

This form is prescribed by the Minister of Trade and Industry in terms of section 223 of the Companies Act, 2008 (Act No. 71 of 2008).





Memorandum of Incorporation

COR 15.1A

Registration Number: K2022583214
Enterprise Name: MISHKE GERBER



Tracking Number: 9368775688



Customer Code: NICJOV

Article 1 - Incorporation and Nature of the Company

1.1 Incorporation

- (1) The Company is incorporated as a private company, as defined in the Companies Act, 2008
- (2) The Company is incorporated in accordance with, and governed by -
 - (a) the provisions of the Companies Act, 2008 without any limitations, extension, variation or substitution; and
 - (b) the provisions of this Memorandum of Incorporation.

1.2 Powers of the Company

- (1) The Company is not subject to any provision contemplated in section 15 (2) (b) or (c).
- (2) The purposes and powers of the Company are not subject to any restriction, limitation or qualification, as contemplated in section 19 (1) (b) (ii).

1.3 Memorandum of Incorporation and Company Rules

- (1) This Memorandum of Incorporation of the Company may be altered or amended only in the manner set out in section 16, 17 or 152 (6) (b).
- (2) The authority of the Company's Board of Directors to make rules for the Company, as contemplated in section 15 (3) to (5), is not limited or restricted in any manner by this Memorandum of Incorporation.
- (3) The Board must publish any rules made in terms of section 15 (3) to (5) by delivering a copy of those rules to each shareholder by ordinary mail.
- (4) The Company must publish a notice of any alteration of the Memorandum of Incorporation or the Rules, made in terms of section 17 (1), by delivering a copy of the notices to each shareholder by ordinary mail.

1.4 Optional provisions of Companies Act, 2008 do not apply

- (1) The Company does not elect, in terms of section 34 (2), to comply voluntarily with the provisions of Chapter 3 of the Companies Act, 2008.
- (2) The Company does not elect, in terms of section 118 (1) (c) (ii), to submit voluntarily to the provisions of Parts B and C of Chapter 5 of the Companies Act, 2008, and to the Takeover Regulations provided for in that Act.

Articles 2 - Securities of the Company

2.1 Securities

- (1) The Company is authorised to issue no more than the number of shares of a single class of shares with no nominal or par value as shown on the cover sheet, and each such issued share entitles the holder to -
 - (a) vote on any matter to be decided by a vote of shareholders of the company;
 - (b) participate in any distribution of profit to the shareholders; and
 - (c) participate in the distribution of the residual value of the company upon its dissolution.
- (2) The Company must not make an offer to the public of any of its securities and an issued share must not be transferred to any person other than-
 - (a) the company, or a related person;
 - (b) a shareholder of the company, or a person related to a shareholder of the company;
 - (c) a personal representative of the shareholder or the shareholder's estate;
 - (d) a beneficiary of the shareholder's estate; or





Memorandum of Incorporation

COR 15.1A

Registration Number: K2022583214
Enterprise Name: MISHKE GERBER



Tracking Number: 9368775688



Customer Code: NICJOV

- (e) another person approved by the company before the transfer is affected.
- (3) The pre-emptive right of the Company's shareholders to be offered and to subscribe for additional shares, as set out in section 39, is not limited, negated or restricted in any manner contemplated in section 39 (3), or subject to any conditions contemplated in that section.
- (4) This memorandum of incorporation does not limit or restrict the authority of the Company's Board of Directors to -
 - (a) authorise the company to issue secured or unsecured debt instruments, as set out in section 43 (2); or
 - (b) grant special privileges associated with any debt instruments to be issued by the company, as set out in section 43 (3);
 - (c) authorise the Company to provide financial assistance to any person in relation to the subscription of any option or securities of the Company or a related or inter-related company, as set out in section 44;
 - (d) approve the issuing of any authorised shares of the Company as capitalisation shares, as set out in section 47 (1); or
 - (e) resolve to permit shareholders to elect to receive a cash payment in lieu of the capitalisation share, as set out in section 47 (1).

2.2 Registration of beneficial interests

The authority of the Company's Board of Directors to allow the Company's issued securities to be held by and registered in the name of one person for the beneficial interest of another person, as set out in section 56 (1), is not limited or restricted by this Memorandum of Incorporation.

Article 3 - Shareholders and Meetings

3.1 Shareholders' right to information

Every person who has a beneficial interest in any of the Company's securities has the rights to access information set out in section 26 (1).

3.2 Shareholders' authority to act

- (1) If, at any time, there is only one shareholder of the company, the authority of that shareholder to act without notice or compliance with any other internal formalities, as set out in Section 57 (2), is not limited or restricted by this Memorandum of Incorporation.
- (2) If, at anytime, every shareholder of the Company is also a director of the Company, as contemplated in section 57 (4), the authority of the shareholders to act without notice or compliance with any other internal formalities, as set out in that section is not limited or restricted by this Memorandum of Incorporation.

3.3 Shareholder representation by proxies

- (1) This Memorandum of incorporation does not limit, restrict or vary the right of a shareholder of the Company -
 - (a) to appoint 2 or more persons concurrently as proxies, as set out in section 58 (3) (a); or
 - (b) to delegate the proxy's powers to another person, as set out in section 58 (3) (b).
- (2) The requirement that a shareholder must deliver to the Company a copy of the instrument appointing a proxy before that proxy may exercise the shareholder's rights at a shareholders meeting, as set out in section 58 (3) (c) is not varied by this Memorandum of Incorporation.
- (3) The authority of a shareholder's proxy to decide without direction from the shareholder whether to exercise, or abstain from exercising, any voting right of the shareholder, as set out in section 58 (7) is not limited or restricted by this Memorandum of Incorporation.





Companies and Intellectual
Property Commission
a member of the dti group

Memorandum of Incorporation

COR 15.1A

Registration Number: K2022583214
Enterprise Name: MISHKE GERBER



Tracking Number: 9368775686



Customer Code: NICJOV

3.4 Record date for exercise of shareholder rights

If, at any time, the Company's Board of Directors fails to determine a record date, as contemplated in section 59, the record date for the relevant matter is as determined in accordance with section 59 (3).

3.5 Shareholders meetings

- (1) The Company is not required to hold any shareholders meetings other than those specifically required by the Companies Act, 2008.
- (2) The right of the shareholders to requisition a meeting, as set out in section 61 (3), may be exercised by the holders of at least 10% of the voting rights entitled to be exercised in relation to the matter to be considered at the meeting.
- (3) The authority of the Company's Board of Directors to determine the location of any shareholders meeting, and the authority of the Company to hold any such meeting in the Republic or in any foreign country, as set out in section 61 (9) is not limited or restricted by this Memorandum of Incorporation.
- (4) The minimum number of days for the Company to deliver a notice of a shareholders meeting to the shareholders, is as provided for in section 62 (1).
- (5) The authority of the Company to conduct a meeting entirely by electronic communication, or to provide for participation in a meeting by electronic communication, as set out in section 63 is not limited or restricted by this Memorandum of Incorporation.
- (6) The quorum requirement for a shareholders meeting to begin, or for a matter to be considered is as set out in section 64 (1) without variation.
- (7) The time periods allowed in section 64 (4) and (5) apply to the Company without variation.
- (8) The authority of a meeting to continue to consider a matter, as set out in section 64 (9) is not limited or restricted by this Memorandum of Incorporation.
- (9) The maximum period allowable for an adjournment of a shareholders meeting is as set out in section 64 (13), without variation.

3.6 Shareholders resolutions

- (1) For an ordinary resolution to be adopted at a shareholders meeting, it must be supported by the holders of more than 50% of the voting rights exercised on the resolution, as provided in section 65 (7).
- (2) For a special resolution to be adopted at a shareholders meeting, it must be supported by the holders of at least 75% of the voting rights exercised on the resolution, as provided in section 65 (9).
- (3) A special resolution adopted at a shareholders meeting is not required for a matter to be determined by the Company, except those matters set out in section 65 (11), or elsewhere in the Act.

Article 4 - Directors and Officers

4.1 Composition of the Board of Directors

- (1) The Board of Directors of the Company comprises at least the number of directors, and alternate directors shown on the cover sheet, each of whom is to be elected by the holders of the company's securities as contemplated in section 68.
- (2) The manner of electing directors of the Company is as set out in section 68 (2), and each elected director of the Company serves for an indefinite term, as contemplated in section 68 (1).

4.2 Authority of the Board of Directors

- (1) The authority of the Company's Board of Directors to manage and direct the business and affairs of the Company, as set out in section 66 (1) is not limited or restricted by this Memorandum of Incorporation.

Page 4 of 5



**Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Tuesday, July 5, 2022 at 12:36**



Companies and Intellectual
Property Commission
South African Revenue Service
a member of the ds group

Memorandum of Incorporation

COR 15.1A

Registration Number: K2022583214
Enterprise Name: MISHKE GERBER



Tracking Number: 9368775688



Customer Code: NICJOV

- (2) If, at anytime, the Company has only one director, as contemplated in section 57 (3), the authority of that director to act without notice or compliance with any other internal formalities, as set out in that section is not limited or restricted by this Memorandum of Incorporation.
- (3) The Company's Board of Directors must not register the transfer of any shares unless the conditions for the transfer contemplated in article 2.1 (2) have been met.

4.3 Directors' Meetings

- (1) The right of the Company's directors to requisition a meeting of the Board, as set out in section 73 (1), may be exercised by at least 25% of the directors, if the board has 12 or more members, or by 2 (two) directors, in any case.
- (2) This memorandum of incorporation does not limit or restrict the authority of the Company's Board of Directors to -
- (a) conduct a meeting entirely by electronic communication, or to provide for participation in a meeting by electronic communication, as set out in section 73 (3); or
 - (b) determine the manner and form of providing notice of its meetings, as set out in section 73 (4); or
 - (c) proceed with a meeting despite a failure or defect in giving notice of the meeting, as set out in section 73 (5), or
 - (d) consider a matter other than at a meeting, as set out in section 74.

4.4 Directors compensation and financial assistance

This Memorandum of Incorporation does not limit the authority of the Company to -

- (a) pay remuneration of the Company's directors, in accordance with a special resolution approved by the Company's shareholders within the previous two years, as set out in section 66 (9) and (10);
- (b) advance expenses to a director, or indemnify a director, in respect of the defence of legal proceedings, as set out in section 78 (4);
- (c) indemnify a director in respect of liability, as set out in section 78 (5); or
- (d) purchase insurance to protect the Company, or a director, as set out in section 78 (7).

Page 5 of 5





Companies and Intellectual
Property Commission
a member of the sbs group

COMPANIES AND INTELLECTUAL PROPERTY COMMISSION REPUBLIC OF SOUTH AFRICA

FORM COR 14.3 - REGISTRATION CERTIFICATE

Issue date: 05/07/2022
Print date: 05/07/2022
Customer code: NICJOV
Tracking number: 9368775688

Concerning

MISHKE GERBER (Pty) Ltd 2022/583214/07

The above company has been registered in terms of section 14 of the Companies Act, 2008.

In accordance with the Notice of Incorporation, the registration of the company takes effect on 05/07/2022.

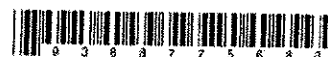
In conjunction with this certificate, the Commission has not issued another notice contemplated in section 12 (3).

Commissioner: CIPC

About this Notice

This Notice is issued in terms of section 14 of the Companies Act, 2008, and Regulation 14 of the Companies Regulations, 2011.
If the Commission has altered the name of the company, in terms of section 14 (2) (b), the company may file an amended Notice of Incorporation to change the name.
If the Commission has issued a Notice of a Potentially Contested Name in conjunction with the Certificate, the company must serve that Notice on each person identified in the Notice, and any such person has the right to challenge the use of the name, by the company.

The Companies and Intellectual Property Commission of South Africa
P.O. Box 429, Pretoria, 0001, Republic of South Africa
Docex 256, Pretoria
Contact centre 086 100 2472
www.cipc.co.za



A. VIR AKTEBESORGER SE GEBRUIK/FOR COVEYANCER'S USE:			
(a) Gelyktydiges met ander registrasiekantore/deeltitels: Simuls with other registries/sectional titles:			
Kode	Firma/Firm	Eiendom/Property	Kantoor/Office
1			
2			
3			
4			
(b) Kliënt afskrifte van aktes permanent in Aktekantoor geliasseer: Client copies of deed filed permanently in Deeds Office:			
Aard en nommer van akte Nature and number of deed	Cover No. Omslag Nr.	Parawe van ondersoekers Initials of Examiners	
(c) Notas/Notes:			

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:			
Interdikte nagesien deur Interdicts checked by	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)	Opmerkings Remarks	Paraaf Initials
Datum Date	(2) Begiftigingserwe Endowment erven		
	(3) Begiftiging Endowment		
	(4) Voorwaardes Conditions		
	(5) Mikro Micro		
Interdikte nagesien deur Interdicts checked by	(6) Algemene Plan General Plan		
Datum Date	(7) Titellakte Title Deed		
	(8) Verbande teen dorpsitel Bonds against township title		
	(9) Datum nagesien Date checked		

Kantoor instruksies/Office instructions:
Seksie/Section:

BOX
CTN 250

DE WAAL
ESTERHUYSE
(021) 557 2967

(Kort beskrywing van eiendom (slegs para 1 in Akte) Brief description of property (merely para 1 in Deed)

Enf 4023 George

UITVOERING/EXECUTION

Datum van indiening/Date of lodgement				
Ref No/Verw. Nr. EP				
A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE				
LODGE 09 DEC 2024 INGEDIEN 2024-12-12				
1	2	3	4	5
Onssoekers/Examiners	Kamers/ Rooms	Skakeling/Linking	Verwerp/ Reject	Passeer/Pass
JABRAHAMS	218A	21		
B. BENTELE ASSISTANT REGISTRAR				
B. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE				
Aard van Akte/Nature of Deed: Transfer				
Mighke Gerber Pty Limited				
Verw. No./Ref. No.: T000081308/2024				
Skakeling/Linking		Titellakte, ens. binne/Title deeds, etc. within		
2	1	T36429/2013		
GELYKTYDIGES/SIMULS				
No. in stel/batch	Kode Code	Name van Partye/NAMES of Parties	Naam van Firma/Name of Firm	Firma/ Firm No.
1	T	Oliver / Mighke Gerber Pty Ltd	OWE	050
2	B	Mighke Gerber / ABSA	Stadlers	186
3				
4				
5				
6				
7				
8				
9				
10		DE WAAL ESTERHUYSE		
REGISTRASIE VERSOEK DEUR: REGISTRATION REQUESTED BY: GP 75531 17/12/2024				
080008569771				


For Information Only

12/12/24
One ~~APPROPRIATE~~ required on deed.
Dorothy

Prepared by me

CONVEYANCER
UYS FOURIE
(88857)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. [REDACTED]	R. 2596.00
Reason for Exemption	Category Exemption	Exemption i to. Sec/Reg. Act/Proc.

VERBIND		MORTGAGED	
VIR FOR R. [REDACTED]			
B	000037700 / 2024	 REGISTRAR/REGISTRAR	
2024 -12- 17			

DATA / VERIF
20 DEC 2024
Anitha Manyiam

T 000081308 / 2024

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~DE WAAL ESTERHUYSE (78531) or ALISON TRENTINI (85933) or CELESTE LIZANNE KURUCZ (89833)~~

DE WAAL ESTERHUYSE (78531)

appeared before me, the Registrar of Deeds at Cape Town, the said appearer, being duly authorised thereto by a power of attorney granted to them by

CHRISTINA ELIZABETH OLIVIER
Identity Number 550623 0049 08 3
Unmarried

signed at GEORGE on 22 October 2024

DATA / CAPTURE
20 -12- 2024
LINDA NCAPAI

And the said appearer declared that the Transferor had truly and legally sold the undermentioned property on 2 July 2024 by Private Treaty and that he/she in his/her capacity aforesaid, did by these presents, cede and transfer to and on behalf of

MISHKE GERBER PROPRIETARY LIMITED
Registration Number 2022/583214/07

its successors in title or assigns, in full and free property

ERF 4023 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 2070 (TWO THOUSAND AND SEVENTY) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T33340/1971 WITH AMENDED GENERAL PLAN TP 7851 RELATING THERETO AND HELD BY DEED OF TRANSFER NUMBER T36429/2013.

A. SUBJECT to the conditions referred to in Deed of Grant dated 12 October 1897 (George Quitrent Volume 14 No. 5). No. S VIII, V, and VI, reading as follows:-

"VIII That the land hereby granted shall be subject to all such duties and regulations as either are already or shall in future be established respecting lands granted under similar tenure.

V. Not subject to condition V on page 2 of Deed of Transfer No. T3683/2003 by virtue of Section 53 of the Mining Titles Registration Amendment Act 24 of 2003.

VI. That the land hereby granted shall be subject to having such water furrows made through or over it as the Government shall approve of and direct for the supply of water to other lands, compensation being made to the proprietor of the land hereby granted, according to mutual agreement of valuation, by appraisers appointed by the persons concerned, in manner provided in the third clause hereof."

B. SUBJECT FURTHER to the following conditions contained in Deed of Transfer No T33340/1971 imposed by the Administrator of the Cape Province in terms of Ordinance No. 33 of 1934 when approving Glenbarrie Township:

1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat elektrisiteitskabels of -drade en hoof- en/of ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, binne of buite hierdie dorp, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot

die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.

2. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeg van en binne 'n tydperk wat die plaaslike owerheid bepaal.
3. Hierdie erf mag alleenlik gebruik word vir sulke doeleindes wat deur die dorpsaanlegskema van die plaaslike owerheid toegelaat word en onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.

C. SUBJECT FURTHER to the following conditions contained in Deed of Transfer No. T33340/1971 imposed by and in favour of the Municipality of George and shall be enforceable against and binding on the transferee and her successors in title:

- "1. Dat die mure en elke gebou van baksteen en/of steen en/of beton sal wees en die dak daarvan sal van teëls, lei of dakplankies of ander materiaal wees deur die Munisipaliteit goedgekeur.
2. Alle mure en/of heinings wat die erf omsluit sal opgerig word en die grenslyn en die oprigting van sodanige muur en/of heining sal beskou word as 'n integrale deel van die gebou wat opgerig word en moet op die boulyn wat voorgelê word aangedui word voordat die gebou opgerig word, en gelyktydig daarmee aangebring word.
3. Geen motorhuis en gebou vir huisvesting van motors of ander voertuie sal opgerig word op hierdie erf nie, behalwe vir die uitsluitlike gebruik van persone wat op die erf woonagtig is en geen motorhuis of gebou of enige deel daarvan mag verhuur word vir die huisvesting van motors of voertuie sonder dat die toestemming van die Munisipaliteit vooraf verkry word nie.
4. Alle elektriese dienskabels moet aangesluit word deur middel van 'n ondergrondse kabel."



WHEREFORE the appearer, renouncing all the rights and title the said

CHRISTINA ELIZABETH OLIVIER, Unmarried

heretofore had to the premises, did, in consequence also acknowledge her to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said

MISHKE GERBER PROPRIETARY LIMITED

its successors in title or assigns, now is and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of [REDACTED],

IN WITNESS WHEREOF I, the said Registrar, together with the appearer, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at Cape Town on

17 December 2024



Signature of appearer q.q.

In my presence



Registrar of Deeds



Prepared by me

CONVEYANCER
UYS FOURIE
(88857)

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

CHRISTINA ELIZABETH OLIVIER
Identity Number 5506230049083
Unmarried

Do hereby nominate, constitute and appoint

DE WAAL ESTERHUYSE (78531) or ALISON TRENTINI (85933) or CELESTE
LIZANNE KURUCZ (89833)

with the power of substitution to be my true and lawful attorney and agent in my name, place
and stead to appear before the Registrar of Deeds at Cape Town, or any other competent
official in the Republic of South Africa

And then and there to declare that the Transferor did on 2 July 2024 (sell) by Private Treaty to

MISHKE GERBER PROPRIETARY LIMITED
Registration Number 2022/583214/07

the following property:

ERF 4023 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 2070 (TWO THOUSAND AND SEVENTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T36429/2013

for the sum of

And further cede and transfer the said property to the said transferee; to renounce all right, title
and interest which the Transferor heretofore had in and to the said property, and generally, for
effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as
fully and effectually, to all intents and purposes, as Transferor might or could do if personally
present and acting therein, hereby ratifying, allowing and confirming all and whatsoever the
said agent shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at GEORGIE on 22 October 2024 in the presence
of the undersigned witnesses.

WITNESSES:

1. Benson

CE Olivier
CHRISTINA ELIZABETH OLIVIER

2. Ami





Transfer Duty Declaration

TDREP

Reference Details

Transfer Duty Reference Number: TDE05F3E31

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name OLIVER
ID Number
Company / CC / Trust Reg No.
Marital Notes if applicable Unmarried

Full Name CHRISTINA ELIZABETH
Date of Birth (CCYYMMDD) 1955-06-23
Marital Status NOT MARRIED
Spouse Initials

Details of Purchaser / Transferee

Full Name
Company / CC / Trust Reg No. 202258321407

Surname / Registered Name MISHKE GERBER PROPRIETARY LIMITED
Marital Notes if applicable

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)

2024-07-02

Total Fair Value

R

Total Consideration

R

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person

R

Property Description

ERF 4023 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE
IN EXTENT 2070 (TWO THOUSAND AND SEVENTY) SQUARE METRES

Receipt

Receipt Details

Transfer Duty Reference Number TDE05F3E31
Receipt Amount

Receipt No. 1201179967

Declaration by Conveyancer / Attorney

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

Please ensure you sign over the 2 lines of 'X's above

Date (CCYYMMDD)

20241206

For enquiries go to
www.sars.gov.za or call
0800 00 SARS (7277)

[Handwritten signature]



**CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT:
MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000) (AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)**

ISSUED BY GEORGE MUNICIPALITY

In terms of Section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to GEORGE MUNICIPALITY in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY

Municipal Reference Number : 1002117037
Erven : 4023
Portion : *[Circled 4023]*
Extension : GEORGE
Zoning :
Registration division / Administrative District : IN THE MUNICIPALITY AND DIVISION OF GEORGE
Suburb : GEORGE
Town : GEORGE
Sectional Title unit number : 0

Exclusive use area and number as referred to on the registered plan :

Real right :

Scheme registration number :

Sectional Title Scheme Name :

Registered owner :

Name and Identity / Registration number of all purchaser/s :

✓✓✓
CHRISTINA ELIZABETH OLIVIER

MISHKE GERBER PROPRIETARY LIMITED

2022/583214/07

This Certificate is valid until: 2025/01/12

Given under my hand at GEORGE on 2024/11/13

Declaration by Conveyancer:

I, De Waard Esterhuysen hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the GEORGE MUNICIPALITY

[Signature]
Conveyancer

Signed by: Rene Starbuck
Signed at: 2024-11-13 10:07:43 +02:00
Reason: Witnessing Rene Starbuck

Rene Starbuck

6/12/2024
Date

**MUNICIPAL MANAGER
GEORGE MUNICIPALITY**

Date Issued: 2024/11/13
Authorised Official: Rene Starbuck
[Signature]

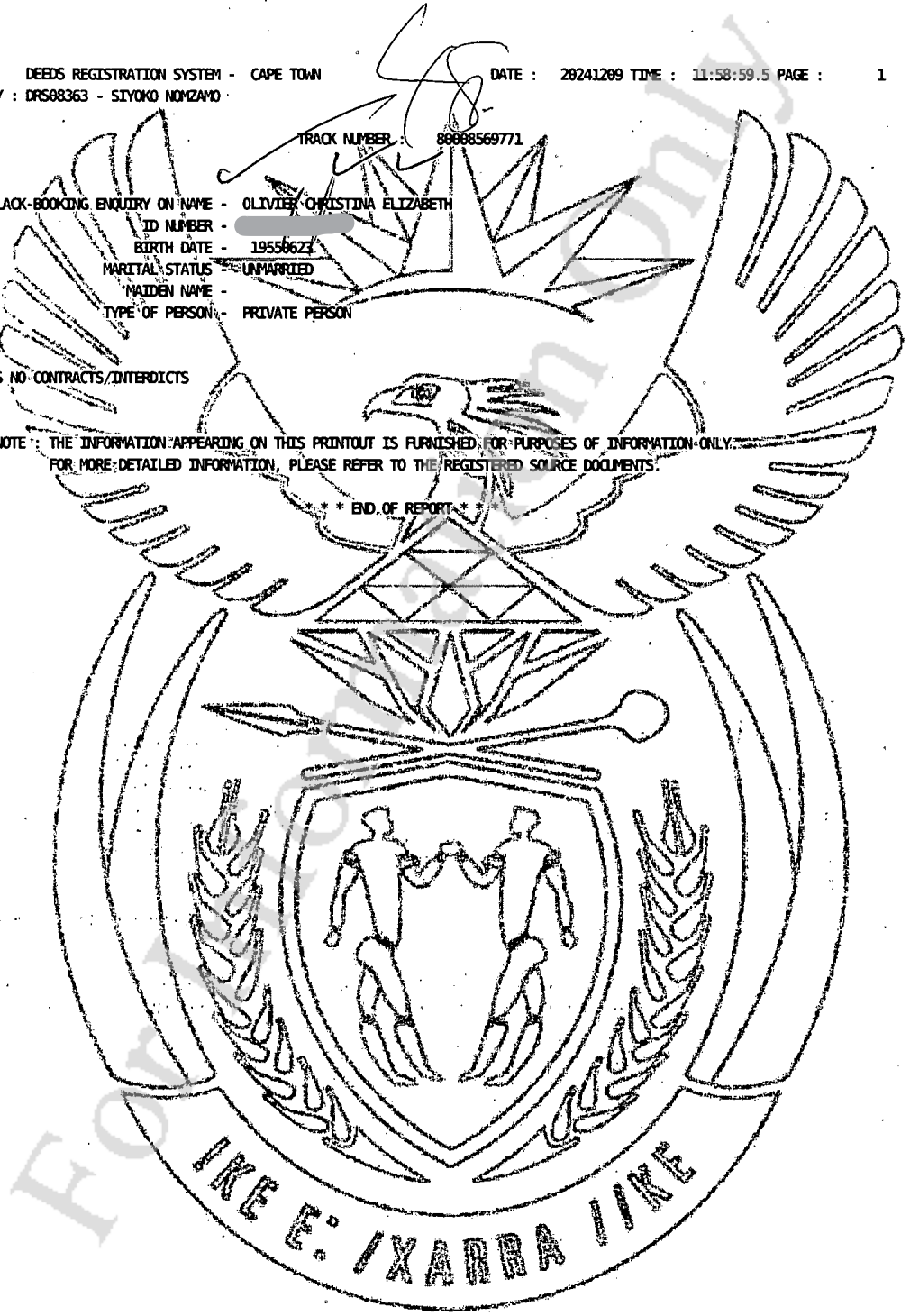
TRACK NUMBER : 80008569771

BLACK-BOOKING ENQUIRY ON NAME - OLIVIER CHRISTINA ELIZABETH
ID NUMBER - [REDACTED]
BIRTH DATE - 19550621
MARITAL STATUS - UNMARRIED
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON HAS NO CONTRACTS/INTERDICTIONS

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



TRACK NUMBER : 88008569771

PROPERTY DETAILS PRINT FOR PORTION
ERF NO
TOWNSHIP
REG DIV

0
4823
GEORGE
GEORGE RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION TP7851
DIAGRAM DEED NO T33340/1971
EXTENT 2070 SQM
CLEARANCE GEORGE MUN

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE
OLIVIER CHRISTINA ELIZABETH

PURCH DATE AMOUNT/REASON O/P/A IDENTITY
20130309

TITLE DEED
T36429/2013

MMD MICROFILM REF
0729 20130816072733

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

IK E: /XARRA /KE



Home Loans
Sales and Service Enablement

9 Lothbury Road
Auckland Park, 2092
Private Bag 72007
Cresta, 2118
South Africa

T 0860 111 007
Swift address: ABSAZAJJ
absa.co.za

12.08.2025

Private/Confidential

**MISHKE GERBER PTY LTD
7 DONERAILESTREET
GEORGE
6529**

Dear Members

REQUEST RECEIVED FOR: CONSENT FOR REZONING

Mortgage loan account number: 8096741779

Property description: ERF 4023 GEORGE

We refer to the above account and we hereby grant our consent to rezone from Residential zone 1" to "Residential Zone II" to accommodate a group of housing development of 4 units on the above-mentioned property.

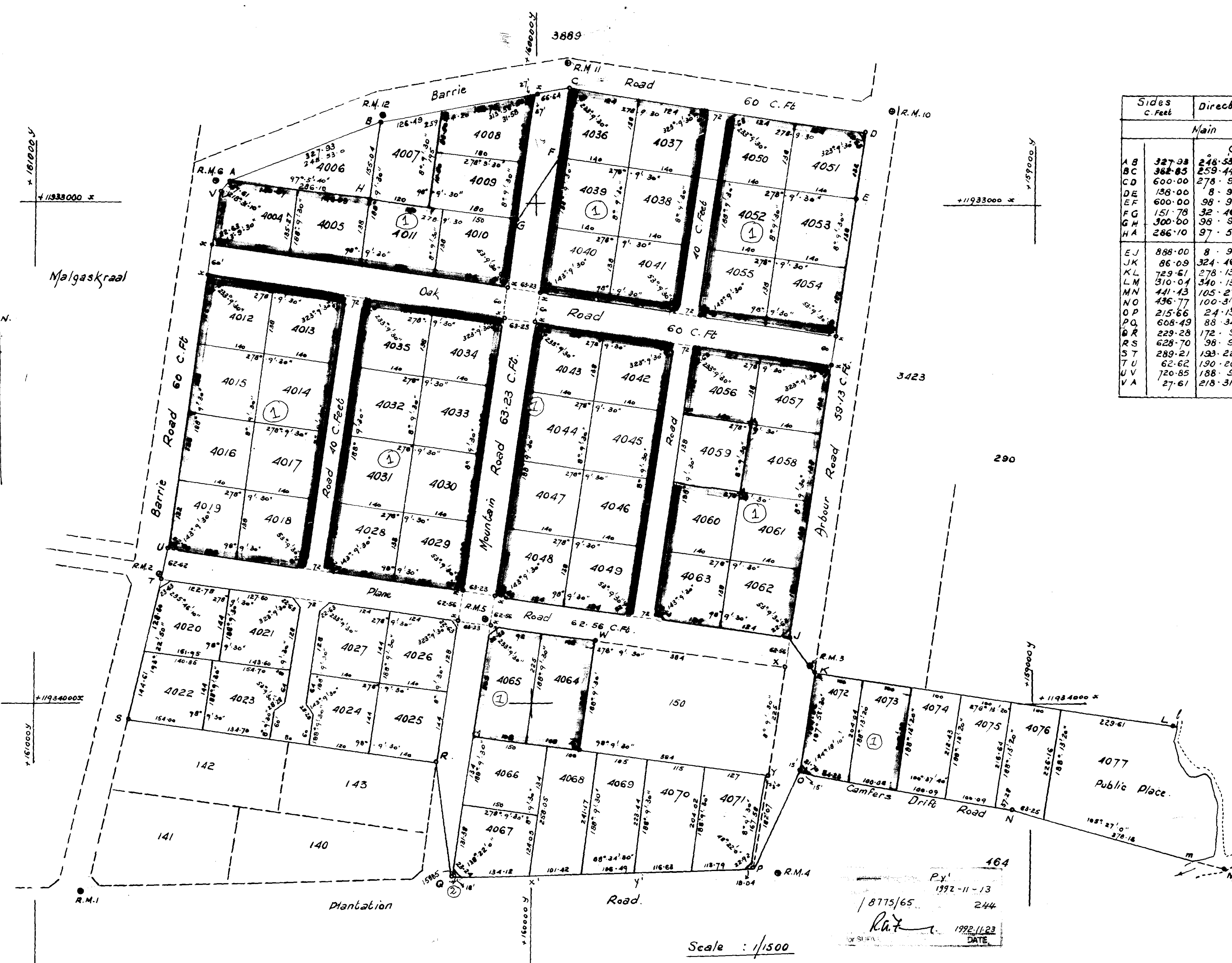
According to your mortgage loan agreement it is your responsibility to ensure that you have sufficient property insurance. If you are insured with Absa, kindly contact 0860 100 876.

Yours faithfully

A handwritten signature in black ink, appearing to be "Sophy Nhamposse".

Property Control
Our ref: Sophy Nhamposse
Tel: 011 846 5488
Email: hlpc@absa.co.za

7851 C.D.R.



GENERAL PLAN TP 7851 GEORGE ALLOTMENT AREA
AMENDING GENERAL PLANS TP 238 SD (3694) & TP 128 LD

- The Figure ABCDEFGH comprising 8 Erven numbered 4006 - 4009, 4036, 4037, 4050 & 4051 and Streets, superseding Erven N^o 106 - 110, as shown on G.P. TP 238 SD (3694) defining Amending G.P. of Glenbarrie Township.
- The Figure AHGFEJKL west bank of river m NOPQRSTUV, exclusive of Figure WXYZ, comprising 65 Erven numbered 4004, 4005, 4010 - 4035, 4038 - 4049, 4052 - 4076 and 1 Public Place N^o 4077 and Streets, superseding Erven N^o 111 - 139, 144 - 147 and 149 as shown on G.P. TP 128 LD defining Glenbarrie Township.

situate in the Municipality & Administrative District of George, Province of Cape of Good Hope.

8775/65
12.8.37
1992.01.10

Description of Beacons:-
R.L.M., square concrete block,
truncated pyramid, top 12" x 12".
N.O.B.D., square concrete block 6" x 6".
Z, planted stone underground
with 1/2" iron peg on top.
All other beacons are round iron pegs 18" long.
X, not beacons.
Splays:-
All splays are 16 C. Feet except the following:
Erf 4006 splay is 27 C. Feet.
Erven 4071 & 4072 splay is 15 C. Feet.
Erf 4067 splay is 18 C. Feet.
Reference Marks:-
1/2" iron peg in concrete, underground.

Surveyed in July 1938, Feb. & March 1940, Jan. 1945 & April 1968 by me
J. Hasenbal
Land Surveyor

S.G. N^o 8170/68
Approved
J. Hasenbal
1 Surveyor General
2. 4. 1967

Sides	Directions	Coordinates	System	L ^o 23
Main Figures				
Constants				
AB	327.38	248.53.3	A	+100000.00 + 1133000.00
BC	384.85	259.44.20	B	+60616.87 + 2955.89
CD	600.00	278.9.30	C	+59334.23 + 2769.56
DE	188.00	8.9.30	D	+59340.30 + 2654.71
EF	600.00	98.9.30	E	+59349.88 + 2991.31
FG	151.78	32.46.50	F	+59553.81 + 2906.18
GH	300.00	98.9.30	G	+60035.99 + 3033.79
HA	286.10	97.5.40	H	+60332.96 + 2991.22
Block Corners				
4004 x	+60649.51	+3085.24		
4008 x	+59939.81	+2781.43		
4010 x	+60055.57	+3170.39		
4012 x	+60650.02	+3444.64		
4026 x	+60151.30	+5638.18		
4029 x	+60142.42	+3776.20		
4034 x	+60064.09	+3229.79		
4040 x	+59882.99	+3178.57		
4043 x	+60001.51	+3238.76		
4048 x	+60079.84	+3785.17		
4054 x	+59899.06	+3264.52		
4057 x	+59407.58	+3223.91		
4065 x	+60088.72	+3847.11		
Reference Marks				
R.M. 1	+60908.83	+4378.88		
R.M. 2	+60755.20	+4781.45		
R.M. 3	+59448.88	+3929.44		
R.M. 4	+59503.31	+4343.97		
R.M. 5	+60091.20	+3835.78		
R.M. 6	+60081.46	+2855.06		
R.M. 10	+59283.73	+2872.30		
R.M. 11	+59377.05	+2718.64		
R.M. 12	+60080.35	+2826.41		
W	+59874.90	+3877.76		
X	+59494.79	+3982.25		
Y	+59526.72	+4154.97		
Z	+59906.88	+4100.48		

S.G. OFFICE NOTES
Erven 4074, 4075 have been consolidated vide Erf 4076
Bcns of erven 152, 154, 157 repl vide E1160/77
Erf 4070 included in Dgm 4725/92 Erf 15691
Erf 4007 FRAMED vide dgm 3787/94
Erf 4076 FRAMED vide DGM. NO. 3017/1997

File N^o 5/8775/65
Survey Records N^o E 2379/68
Compilation BL 702/V4

AF 37/1/46
19.4.1966 S. 8775/65

PH 609/971 25/6/1971
881 6.1.9 - 1974
3622 25/6/1971
3.736

CONVEYANCER CERTIFICATE

I the undersigned, **J.J. VAN DER BERG (LPC61135)**, in my capacity as conveyancer and attorney practising at Oosthuizen Marais & Pretorius Attorneys in Mossel Bay certify that a search was conducted in the Deeds Registry, Cape Town, regarding the following property (including both current and earlier title deeds / pivot deeds / deeds of transfer):

ERF 4023 GEORGE

In the Municipality and Division George
Western Cape Province;

IN EXTENT: 2070 (TWO THOUSAND AND SEVENTY) Square Metres

Held by Deed of Transfer Number T81308/2024

In respect of which it was found that there are no restrictive conditions registered against such property.

Furthermore, it is confirmed that there is a bond registered over the property for which the bondholder's consent is attached to the accompanying application.

DATED and SIGNED at MOSSEL BAY on the 12th day of SEPTEMBER 2025.



CONVEYANCER

J.J. VAN DER BERG

OOSTHUIZEN, MARAIS & PRETORIUS INC.

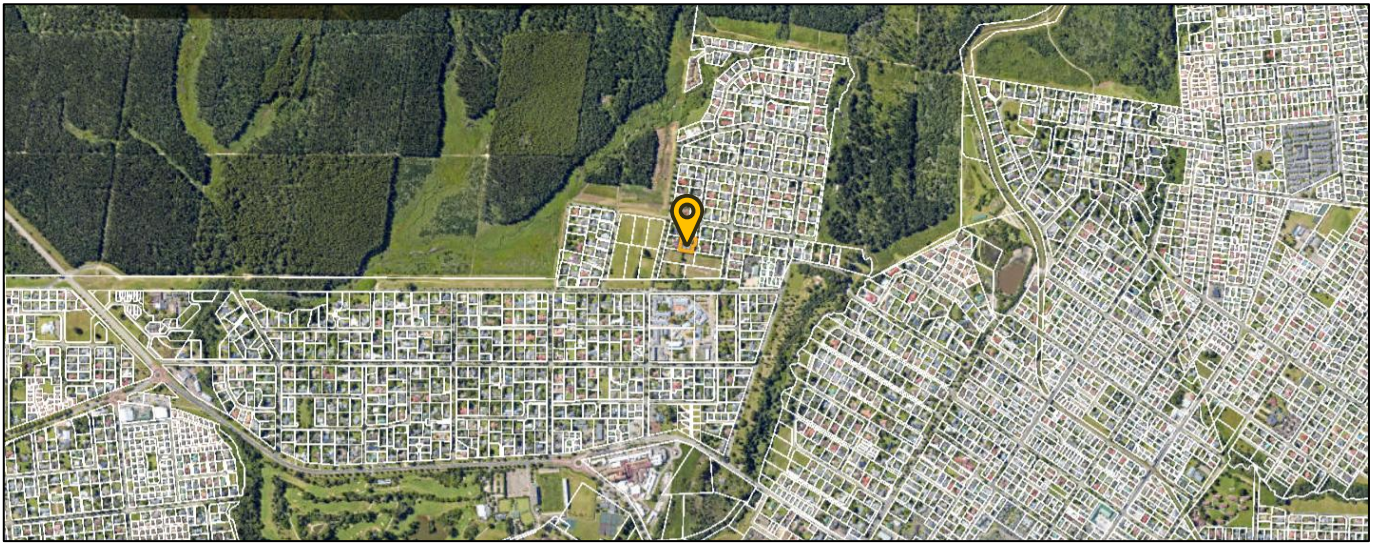
SIOUX BUILDING

16 SIOUX STREET

VOORBAAI

MOSSEL BAY

LOCALITY PLAN



Copyright ©

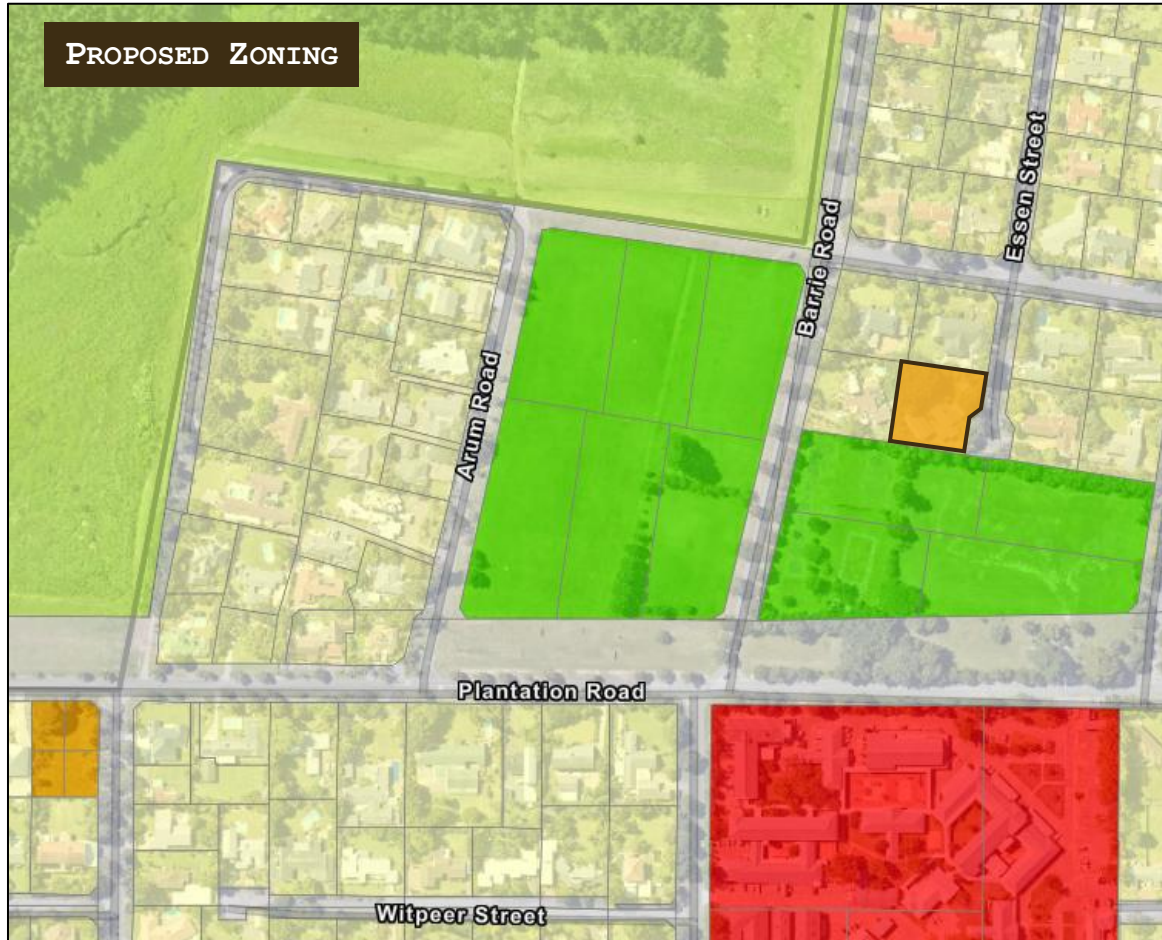
ERF 4023 3 ESSEN STREET, GLEN BARRIE
GEORGE MUNICIPALITY & DIVISION

For scale refer to figured dimensions. Measurements always to
be checked by Professional Land Surveyor.

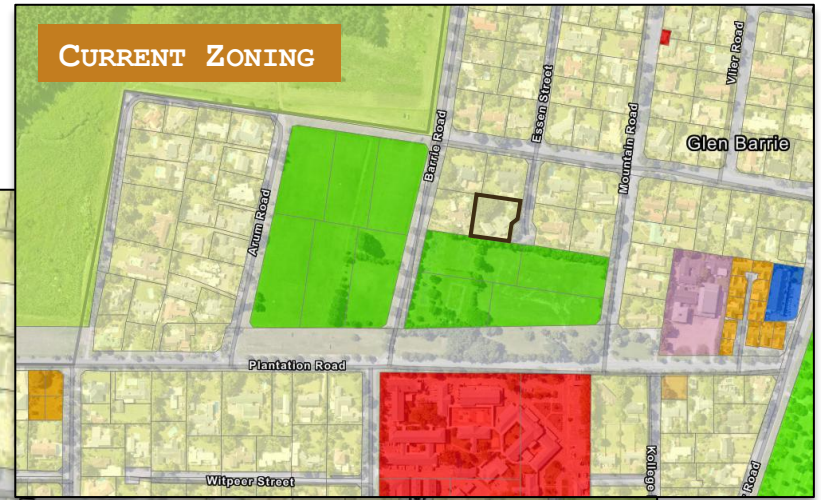
ZONING PLAN:

ERF 4023 GEORGE,
3 ESSEN STREET, GLEN BARRIE
GEORGE MUNICIPALITY & DIVISION

PROPOSED ZONING



CURRENT ZONING



NTS

For scale
refer to
figured
dimensions.
Measurements
always to be
checked by
Professional
Land
Surveyor.

General Residential Zone II
(Group Housing)

Open Space Zone II
(Private open space)

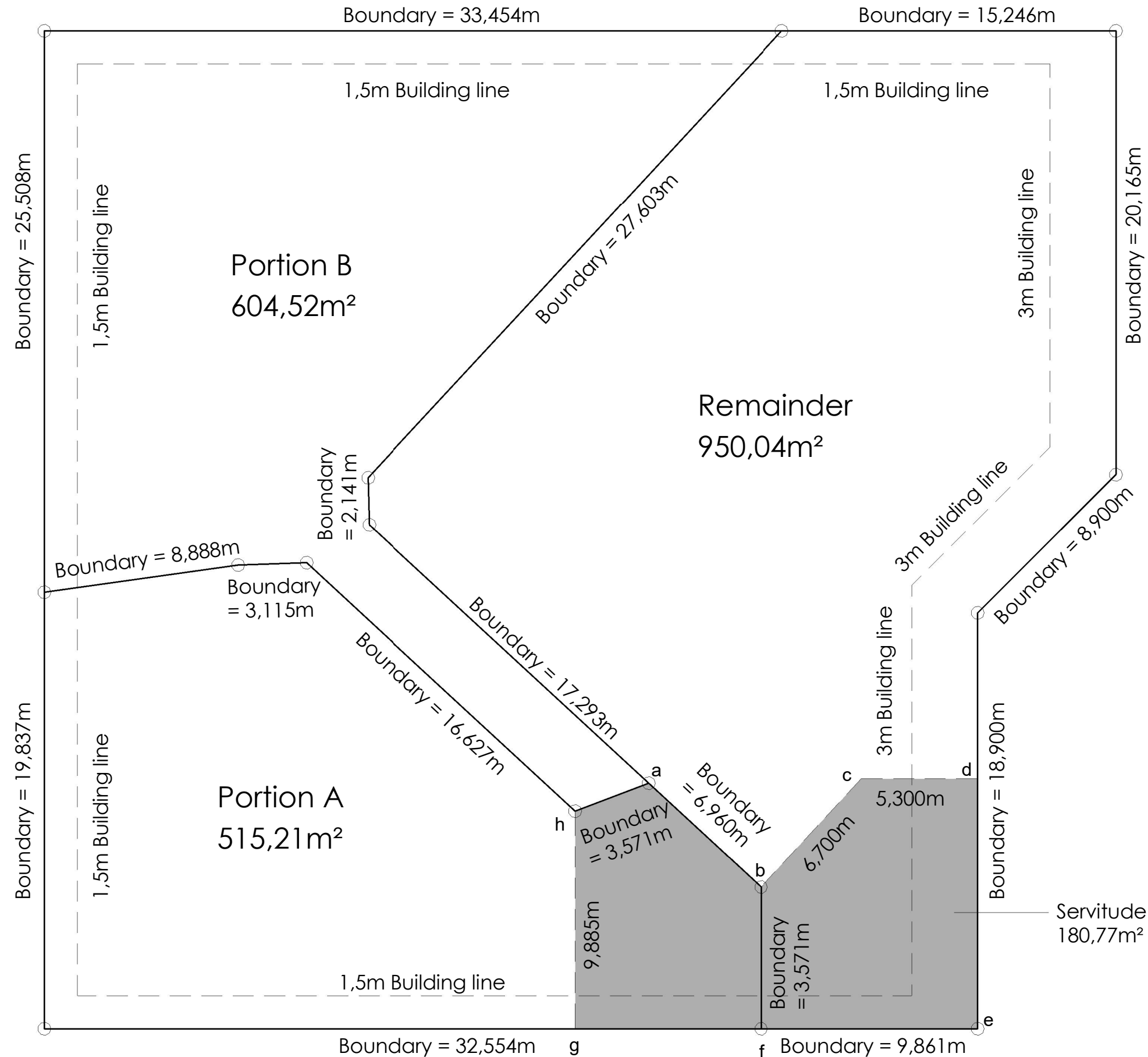
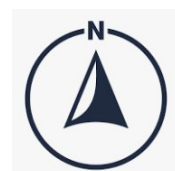
Community Zonne II
(Place of Worship)

Single Residential Zone I
(Dwelling House)

Business Zone I
(Business premises)

Transport Zone II
(Public road)

**SUBDIVISION OF ERF 4023 GEORGE
FOR
MISHKE GERBER PTY LTD**



Municipal Approval Stamp

Erf 4020

Erf 4021
Boundary 48.700m

SEWER NOTES:

SEWERAGE LAY-OUT TO COMPLY WITH SANS 10400 PART P.
GENERAL:

CE. CLEANING EYE. GLAZED EARTHEN WARE PIPE WITH
CAST IRON COVER. ENCASED IN 150mm. CONCRETE
SURROUND.

IE. INSPECTION EYE. STANDARD PIPE WITH GLAZED
EARTHEN WARE COVER, SEALED WITH BITUMEN.

WASTE PIPES. SABS APPROVED GALVANISED MILD STEEL
WITH Ø AS INDICATED.

SOIL VENT. VALVE. VACUUM RELIEF FUNCTION. NOMINAL
SIZE 110mm. IN COMPLIANCE WITH SABS CODE 1532-1991.

NOTE:
ALL WORK TO BE DONE IN
ACCORDANCE WITH LOCAL
AUTHORITY'S SPECIFICATIONS.

REFILLING TRENCHES. REFILL WITH CLEAN DRY SOIL &
RAM DOWN THOROUGHLY, LEVEL WITH EXISTING LEVEL.

CONCRETE TILE IE COVER. 450x450 LOOSE CONCRETE
TILES OVER IE'S PASSING BENEATH CONCRETE APRON.
TILES MUST BE MARKED DISTINCTLY & MUST BE REMOVABLE
FOR INSPECTION PURPOSES.

CONCRETE CASINGS. ALL VITRIFIED CLAY PIPES UNDER
WALLS, FOUNDATIONS & PAVING MUST BE ENCASED IN
150mm - 200mm. 6:3:1 CONCRETE.

COUPLINGS. VITRIFIED CLAY PIPES - SABS APPROVED.
VITRO-HEPSLEVE POLYPROPYLENE COUPLINGS.

DRAINAGE TEST. A FINAL DRAINAGE TEST WILL BE EXECUTED
TO THE APPROVAL OF THE OWNER & ARCH PROFESSIONAL.

All drainage pipes closer than 900mm from building or strip
foundations to be encased in 150mm - 200mm concrete.

Strip foundations over drains to be reinforced.

All waste fittings fitted with reseal traps.

No bends or junctions under building.

All waste pipes to be min 50mm.

All hwb's, sinks, troughs, to be fitted with S or P traps.

Note:

1. INSTALL MAIN SERVICES IN 750MM DEEP
TRENCH(ES) FOR DISTANCES AS INDICATED.

TRENCH BASE TO BE WELL COMPACTED, INSTALL
50MM THICK BED OF SAND. BACK FILL
TRENCH IN COMPACTED LAYERS NOT EXCEEDING
150MM IN DEPTH.

2. TELCOM:
INSTALL 50MM DIA. U.P.V.C. SLEEVE INCLUDING
DRAW WIRE FOR USE BY TELCOM. INSTALL CAST
IRON DRAW BOXES AT EACH END OF SLEEVE AND AT MAX.
100M INTERVALS ALONG LENGTH OF SLEEVE.

3. ELECTRICAL:
INSTALL 25MM 4 CORE CABLE INSTALLED WITH 2 PAIRS
OF PARALLEL 25MM WIRE EACH FOR LIVE & NEUTRAL
CONNECTIONS. INSTALL SEPARATE 25MM EARTH WIRE.

4. WATER:
INSTALL 32MM DIA. CLASS 10 H.D.P.E. WATER SUPPLY
PIPE. INSTALL ISOLATOR VALVE IN CAST IRON BOX IN
POSITION TO BE INDICATED ON SITE NEXT TO HOUSE.
INSTALL PRESSURE RELIEF VALVE AT EACH MAIN
CONNECTION TO HOUSE.

5. GENERAL: BOUNDARY WALL MUST BE COMPLETED FIRST,
BEFORE STARTING CONSTRUCTION ON MAIN BUILDING.

Please Note:

All Ducts to have a cavity of 250mm x 300mm, for easy
accessibility, in which pipes will be conserved.

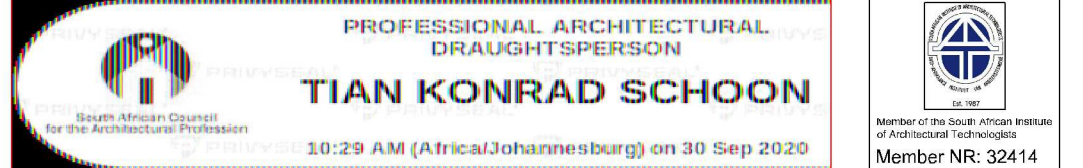
All trenches, and building works must be done in such a manner so that
there will be minimum damage to current vegetation.

Erf 4022
Boundary 45.345m



Boundary 42.415m

Erf 142



Project Description:

New 3rd Dwelling On Erf 4023

Area

for Mr Ryno Gerber

Drawing Nr: H__ - __
- 01 - 0_

DATE

Drawing :

Site Plan

NOTES:

- 1.All information on the plan must be checked and any discrepancies must be brought to the arch professional's attention, before any building work commences.
- 2.All levels and dimensions must be checked on site.
- 3.Drawings must not be scaled.

HOA Approval Stamp if Applicable :

Area Covered :

Unit 1 :	254.59 m ²
Unit 2 :	159.14 m ²
Unit 3 :	226.35 m ²

New Total Area : 640.08 m²

Total Stand Area :	2070.00 m ²
F.A.R: 640.08 / 2070.00 :	0.3092
Site coverage percentage 640.08 / 2070.00 :	30.92 %

Occupancy :	H4
Zoning :	RES1

Applicable Party Approval:

Owner/authorized Signature: _____ Date: _____

T Schoon Signature: _____ Date: _____

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ACTS OF PARLIAMENT

All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.

YES NO

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

Pre-application consultation is an advisory session and is required prior to submission of an application for rezoning, consent use, temporary departure and subdivision. It does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.

PART A: PARTICULARS

Reference number: Collab no. 3711227

Purpose of consultation: To discuss proposed land use application

Brief proposal: To be determined

Property(ies) description: Erf 4023 George

Date: 19 May 2025

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilane Huyser	George Municipality	044 801 9477	ihuyser@george.gov.za
Official	Robert Janse van Rensburg	George Municipality	044 801 9555	rhjansevanrensburg@george.gov.za
Pre-applicant	Marlize de Bruyn	DMC Town Planning	0766340150	denise@mdbplanning.co.za marlize@mdbplanning.co.za

Documentation provided for discussion:

(Include document reference, document/plan dates and plan numbers where possible and attach to this form)

Copy of title deed, locality, site plan

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?

Comprehensive overview of proposal:

Erf 4023 George is a Single Residential Zone I-property, 2070m² in extent and located at the southern end of suburb, Glen Barrie. The property owner has been considering the location of the property abutting government land on the southern boundary which in all probability will develop into higher density housing (e.g. group housing).

Therefore, the property owner is proposing to rezone Erf 4023 George to accommodate a group housing development of 4 units. The density will be 19.3du/ha, less than the target of 25du/ha for the urban area but higher than the estimated average of 10 du/ha (if the properties in the area have 2 dwelling units each). A transition area could be created between the government land zoned private open space in the south and west (see zoning extract below) and Plane Street to protect the residential character of Glen Barrie further north.



Less than 300m to the east a church is located, a group housing development and a neighbourhood centre (Business Zone I).

For Erf 4023 George the existing structures can be converted to at least two group housing units. There is ample space for another 2 units. It will probably be accommodated as a group housing scheme instead of individual erven. The large wild fig in the northwestern corner of the property is to be removed (whether this proposed land use application proceed or not) as nothing grows under this tree and it is not indigenous. The advice of a qualified botanist was obtained in this regard.

It is believed that this proposal can be regarded as in line with the objective for General Residential Zone II, namely:

The objective of this zone is to encourage residential development of a medium density, with a coordinated design, and to accommodate group housing where special attention is given to aesthetics, architectural form, functional open space and the inter-relationship between components of the group housing scheme. Group housing may be located in single residential areas in places where an increased density is desirable, including along main roads, near local shopping centres and other activity nodes, and also preferably near to public open spaces.

No restrictive conditions were identified in the title deed for Erf 4023 George.

PART B: APPLICATION PROCESS (WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)

SUBMISSION

Draft By-Law on Municipal Land Use Planning

(Workflow)

Types of applications that can be submitted in terms of Section 15 (2)

- (a) Rezoning of land
- (b) Permanent departure
- (c) Temporary departure
- (d) Subdivision of land
- (e) Consolidation of land
- (f) Amendment, suspension or removal of restrictive conditions
- (g) Permission required in terms of the zoning scheme
- (h) Amendment, deletion or imposition of condition in respect of an approval
- (i) Extension of validity period of an approval
- (j) Approval of an overlay zone
- (k) Phasing, amendment or cancellation of a subdivision plan or part thereof
- (l) Permission required in terms of condition of approval
- (m) Determination of zoning
- (n) Closure of public place or part thereof
- (o) Consent use
- (p) Occasional use

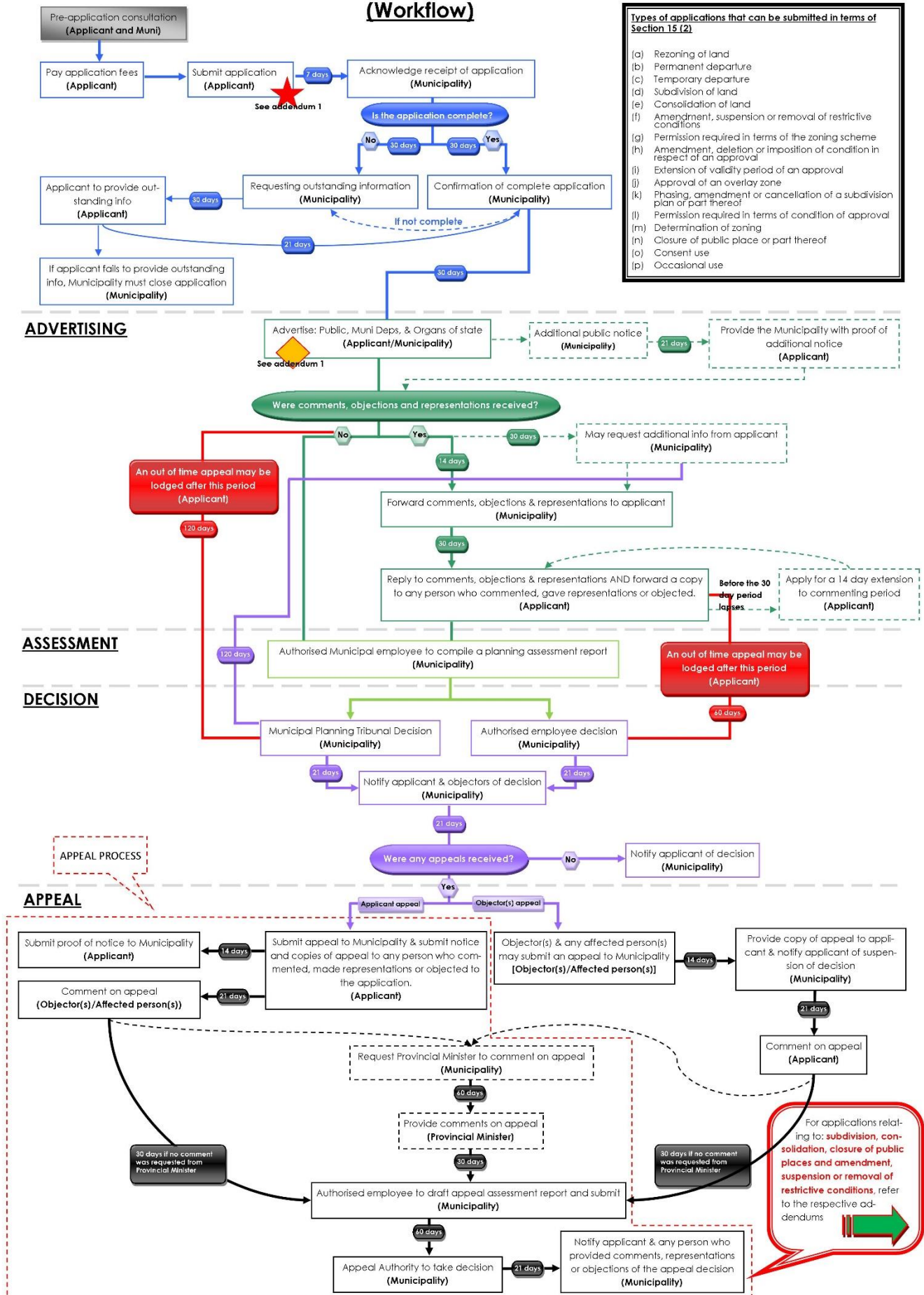
ADVERTISING

ASSESSMENT

DECISION

APPEAL PROCESS

APPEAL



SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant	What land use planning applications are required?	Application fees payable
X	2(a) a rezoning of land;	R
	2(b) a permanent departure from the development parameters of the zoning scheme;	R
	2(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e) a consolidation of land that is not exempted in terms of section 24;	R
	2(f) a removal, suspension, or amendment of restrictive conditions in respect of a land unit;	R
	2(g) a permission required in terms of the zoning scheme;	R
	2(h) an amendment, deletion, or imposition of conditions in respect of an existing approval;	R
	2(i) an extension of the validity period of an approval;	R
	2(j) an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l) a permission required in terms of a condition of approval;	R
	2(m) A determination of a zoning;	R
	2(n) A closure of a public place or part thereof;	R
	2(o) a consent use contemplated in the zoning scheme;	R
	2(p) an occasional use of land;	R
	2(q) to disestablish a home owner's association;	R
	2(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant	What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N Serving of notices (i.e. registered letters etc.)	R
Y	N Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):		To be determined

PLEASE NOTE: * Application fees are estimated on the information discussed and are subject to change with submission of the formal application and/or yearly application fee increase.

SECTION B:
PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			X	
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	Conveyancer certificate to confirm
Any other Municipal by-law that may be relevant to application? (If yes, specify)			X	
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? <u> GIZSB 2023 </u> What is the current zoning of the property? <u> SRZI </u> What is the proposed zoning of the property? <u> GRZII (group housing) </u> Does the proposal fall within the provisions/parameters of the zoning scheme? <u> To be determined </u> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <u> To be determined </u>				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?			x	
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?			x	

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Infrastructure (RNM)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DFFE?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (striketrough irrelevant)		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

SECTION D:

SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			X	Directorate: Electro-technical Services
Water supply:			X	Directorate: Civil Engineering Services
Sewerage and waste water:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services

Telecommunication services:			X	
Other services required? Please specify.			X	
Development charges:			X	

PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

COMPULSORY INFORMATION REQUIRED:					
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent (Conveyancer certificate to confirm)
MINIMUM AND ADDITIONAL REQUIREMENTS:					
Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)

Y	N	Other (specify)		Y	N	Required number of documentation copies
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PART E: DISCUSSION

The pre application meeting dated 21 May 2025 refers. The proposed plan represented at the meeting is illustrated below:



Town Planning

- Speculative future plans involving the surrounding nationally owned properties shall not be considered valid grounds for motivation.
- Application will be sent to the Tree Committee for comments. All trees to be indicated on the plan (to illustrate the type of tree and which once are proposed to be removed).
- Site layout plan to indicate access, parking, manoeuvrability etc.
- To apply for building line relaxations where applicable.
- To assess the nature and character of the area and the extent to which they influence the broader environment

- Need to address compliance with MSDF, SPLUMA, Zoning Scheme, etc.

CES

- To discuss with CES.

ETS

- DC's applicable.

PART F: SUMMARY / WAY FORWARD

Refer to comments in section E.

OFFICIAL: **Robert Janse van Rensburg**

Town Planner

PRE-APPLICANT: **Marlize de Bruyn**

(FULL NAME)



SIGNED: _____ SIGNED: _____

DATE: 28/05/2025 DATE: **19 May 2025**

OFFICIAL: **Ilané Huyser**

(Senior Town Planner)



SIGNED: _____

DATE: 02.06.2025

**Please note that the above comments are subject to the documents and information available to us at the time of the pre-application meeting and we reserve our rights to elaborate on this matter further and/or request more information/documents should it deemed necessary.*